

RESOLUTION OF THE TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION AUTHORIZING THE TRANSFER OF THE EXISTING SUBLEASE, THE CHANGE OF CONTROL OF THE REPLACEMENT SUBLESSEE, AND THE RELEASE OF THE REPLACEMENT SUBLESSEE FROM CERTAIN RESPONSIBILITIES WITH RESPECT TO THE **924 OLD MEDFORD, LLC/T. MINA SUPPLY, INC. 2017 FACILITY** AND THE EXECUTION OF RELATED DOCUMENTS.

WHEREAS, the Town of Brookhaven Industrial Development Agency (the “**Agency**”) was created by Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 358 of the Laws of 1970 of the State of New York (collectively, the “**Act**”), with the authority and power to, among other things, acquire, construct, renovate and equip a project, provide financial assistance, and mortgage, lease, grant options with respect to and dispose of property; and

WHEREAS, **924 OLD MEDFORD, LLC**, a New York limited liability company (the “**Company**”), and **T. MINA SUPPLY, INC.**, a New York business corporation (the “**Original Sublessee**”), previously applied to the Agency to enter into a transaction (the “**Project**”) in which the Agency assisted with (a) the acquisition of an approximately 4.27 acre parcel of land (the “**Land**”), the construction of a 14,000 square foot building and other improvements thereon (the “**Improvements**”), and the acquisition and installation therein of certain equipment not part of the Equipment (as defined herein) (the “**Facility Equipment**”), located at 924 Old Medford Avenue, Medford, Town of Brookhaven, Suffolk County, New York (and further identified as Tax Map No. 200-697-1-14.1 (formerly, Tax Map. No. 200-697-1-12, 13 and 14)) (collectively, the Land, Improvements and Facility Equipment may be referred to as the “**Company Facility**”), leased by the Agency by the Company, and subleased by the Company to the Original Sublessee, and (b) the acquisition of certain equipment and personal property (the “**Equipment**,” together with the Company Facility, the “**Facility**”) leased by the Agency to the Original Sublessee, and which Facility is to be used by the Original Sublessee for the distribution of water and sewer piping products and fire hydrants; and

WHEREAS, the Company leases the Company Facility to the Agency pursuant to a certain Company Lease Agreement, dated as of December 1, 2017 (the “**Company Lease**”), by and between the Company and the Agency; and

WHEREAS, the Agency leases the Company Facility to the Company pursuant to a certain Lease and Project Agreement, dated as of December 1, 2017 as amended by that certain letter agreement, dated January 31, 2019, and that certain Amendment to Lease Agreement, dated December 1, 2019 (collectively, the “**Lease Agreement**”), by and between the Agency and the Company; and

WHEREAS, the Company subleased the Company Facility to the Original Sublessee pursuant to a certain Sublease Agreement, dated as of December 1, 2017 (the “**Sublease**”), by and between the Company and the Original Sublessee; and

WHEREAS, the Agency, the Company, the Original Sublessee, The Mina Family Limited Partnership II, a limited partnership duly organized and validly existing under the laws of the State of New York, The Mina Family Irrevocable Trust Dated September 20, 2001, an irrevocable trust duly organized and validly existing under the laws of the State of New York, and Thomas C. Mina, entered into a certain Agency Compliance Agreement, dated as of December 1, 2017, as amended by that certain Amendment To Agency Compliance Agreement, dated February 20, 2019 (collectively, the “**Agency Compliance Agreement**”); and

WHEREAS the Company, the Original Sublessee, Dana Kepner Company, LLC (“**Kepner**”) and DKC Group Holdings, LLC (“**DKC**”) have now requested the consent of the Agency to (i) the reorganization of the Original Sublessee (the “**Reorganization**”) resulting in substantially all of the assets and liabilities of the Original Sublessee, including the rights and responsibilities under the Sublease and the Agency Compliance Agreement, being transferred to and assumed by T. Mina Supply, LLC (“**Sublessee**”), and, thereafter, (ii) the change in control of the Sublessee in connection with the sale by the current shareholders of the Original Sublessee of the interest in the Sublessee to Kepner (the “**Change of Control**”), and the release of the Sublessee as a guarantor of, and responsibility for, the obligations of the Company (the “**Release**”).

NOW, THEREFORE, BE IT RESOLVED by the Town of Brookhaven Industrial Development Agency (a majority of the members thereof affirmatively concurring) that:

Section 1. The Agency hereby finds and determines:

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

b. The Facility continues to constitute a “project”, as such term as defined in the Act; and

c. The Reorganization, Change of Control and Release will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of the Town of Brookhaven and the State of New York and improve their standard of living and thereby serve the public purposes of the Act; and

d. Based upon representations of the Company, the Original Sublessee, Kepner and DKC, and their counsel,

i the Facility continues to conform with the local zoning laws and planning regulations of the Town of Brookhaven and all regional and local land use plans for the area in which the Facility is located; and

ii The Reorganization, Change of Control and Release is reasonably necessary to induce the Sublessee to maintain and expand its business operations in the Town of Brookhaven, State of New York; and

e. It is desirable and in the public interest for the Agency to consent to the Reorganization, Change of Control and Release.

Section 2. In consequence of the foregoing, the Agency hereby determines to consent to the Reorganization, Change of Control and Release, and execute, deliver and perform such agreements, modifications, amendments, approvals, consents, notices, assignments, assumption agreements, releases, and other documents as may be, in the judgment of the Chairman, Vice Chairman, Chief Executive Officer or counsel to the Agency, necessary or appropriate to effect the transactions contemplated by this resolution, such necessity or desirability and approval to be conclusively evidenced by his or her execution and delivery thereof.

Section 3. Subject to the provisions of this resolution, the Agency hereby consents to the Reorganization, Change of Control and Release and the Chairman, Chief Executive Officer and any member of the Agency are hereby authorized to do all things necessary or appropriate for the accomplishment thereof.

Section 4.

a. Subject to the provisions of this resolution, the Chairman, Chief Executive Officer, and all other members of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver such agreements, modifications, amendments, approvals, consents, notices, assignments, assumption agreements, releases, and other documents as may be, in the judgment of the Chairman, Vice Chairman, Chief Executive Officer, or counsel of the Agency, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the “**Agency Documents**”). The execution thereof by the Chairman, Chief Executive Officer or any member of the Agency shall constitute conclusive evidence of such necessity or appropriateness and approval; and

b. Each of the Chairman, Chief Executive Officer and any member of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional authorized representatives of the Agency

Section 5. The amendments, certificates, agreements and other documents, promptly following the execution and delivery thereof, be identified by any of the Chairman, Chief Executive Officer or any other member of the Agency by his or her endorsement thereon and when so identified be filed with the official records of the Agency.

Section 6. Counsel to the Agency and Weinberg Gross & Pergament LLP, Transaction Counsel to the Agency, are authorized and directed to prepare for submission to the Agency, all documents necessary to effect the actions described in these resolutions.

Section 7. Any and all acts, instruments, and other writings heretofore or hereafter performed and/or executed and delivered by any one or more of the Chairman, Chief Executive Officer or any other member of the Agency, pursuant to the several foregoing resolutions, for and on behalf of and in the name of the Agency, in connection with the transactions contemplated thereby, be and the same hereby are, in all respects ratified, confirmed and approved.

Section 8. Any expenses incurred by the Agency with respect to the Facility or the subject matter of this resolution shall be paid by the Company, Original Sublessee and the Sublessee. By acceptance hereof, the Company agrees to pay such expenses and further the Company, the Original Sublessee and the Sublessee agree to indemnify and hold harmless the Agency, its members, directors, employees and agents from and against all claims, suits, actions, proceedings, obligations, damages, liabilities, judgments, costs and expenses, including legal fees and expenses, incurred as a result of action or inaction taken by or on behalf of the Agency in good faith with respect to the subject matter of this resolution.

Section 9. The Chairman, Chief Executive Officer, Counsel to the Agency or any member of the Agency are hereby authorized and directed (i) to distribute copies of this resolution to the Company, the Original Sublessee and the Sublessee, and (ii) to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this resolution.

Section 10. This resolution shall take effect immediately, and, unless sooner rescinded or amended, shall be deemed rescinded at the expiration of six (6) months after the date of the adoption of this resolution if the closing contemplated hereunder has not occurred prior to such expiration, subject to extension at the discretion of the Agency upon the written request of the Company or the Original Sublessee.

Adopted: December 16, 2021

Accepted: December __, 2021

924 Old Medford LLC

By: _____

T. Mina Supply, Inc.

By: _____

T. Mina Supply LLC

By: _____

RESOLUTION OF THE TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION AUTHORIZING THE EXTENSION OF TIME FOR **924 OLD MEDFORD, LLC** TO GRANT A MORTGAGE LIEN ON AND SECURITY INTEREST IN THE COMPANY FACILITY, AND THE EXECUTION, DELIVERY AND PERFORMANCE OF RELATED DOCUMENTS.

WHEREAS, the Town of Brookhaven Industrial Development Agency (the “**Agency**”) was created by Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 358 of the Laws of 1970 of the State of New York (collectively, the “**Act**”), with the authority and power to, among other things, acquire, construct, renovate and equip a project, provide financial assistance, and mortgage, lease, grant options with respect to and dispose of property; and

WHEREAS, **924 OLD MEDFORD, LLC**, a New York limited liability company (the “**Company**”), and **T. MINA SUPPLY, INC.**, a New York business corporation (the “**Sublessee**”), previously applied to the Agency to enter into a transaction (the “**Project**”) in which the Agency will assist with (a) the acquisition of an approximately 4.27 acre parcel of land (the “**Land**”), the construction of a 14,000 square foot building and other improvements thereon (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 924 Old Medford Avenue, Medford, Town of Brookhaven, Suffolk County, New York (and further identified as Tax Map No. 200-697-1-14.1 (formerly, Tax Map. No. 200-697-1-12, 13 and 14)) (collectively, the Land, Improvements and Facility Equipment may be referred to as the “**Company Facility**”), to be leased by the Agency by the Company, and subleased by the Company to the Sublessee, and (b) the acquisition 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 distribution of water and sewer piping products and fire hydrants; and

WHEREAS, the Agency, by resolution duly adopted on November 15, 2017 (“**Authorizing Resolution**”), authorized the acquisition, construction and equipping of the Facility and the execution and delivery of the Agency Documents (as defined therein); and

WHEREAS, the Company leased the Company Facility to the Agency pursuant to a certain Company Lease Agreement, dated as of December 1, 2017 (the “**Company Lease**”), by and between the Company and the Agency; and

WHEREAS, the Agency leased the Company Facility to the Company pursuant to a certain Lease and Project Agreement, dated as of December 1, 2017 (the “**Lease Agreement**”), by and between the Agency and the Company; and

WHEREAS, the Company subleased the Company Facility to the Sublessee pursuant to a certain Sublease Agreement, dated as of December 1, 2017 (the “**Sublease**”), by and between the Company and the Sublessee; and

WHEREAS, the Agency leased the Equipment to the Sublessee pursuant to a certain Equipment Lease Agreement, dated as of December 1, 2017 (the “**Equipment Lease Agreement**”), by and between the Agency and the Sublessee; and

WHEREAS, the Agency, the Company, the Sublessee, The Mina Family Limited Partnership II, a limited partnership duly organized and validly existing under the laws of the State of New York, The Mina Family Irrevocable Trust dated September 20, 2001, an irrevocable trust duly organized and validly existing under the laws of the State of New York, and Thomas C. Mina, entered into a certain Agency Compliance Agreement, dated as of December 1, 2017 (the “**Agency Compliance Agreement**”, together with the Company Lease, the Lease Agreement, the Equipment Lease, the Agency Compliance Agreement, and the amendments thereto, the “**Agency Documents**”); and

WHEREAS, the Company previously requested an extension of the completion date for the Company Facility, and the Chief Executive Officer of the Agency approved the request; and

WHEREAS, the Agency and the Company entered into a certain Letter Agreement, dated January 31, 2019, amending the Lease Agreement to reflect the extension to January 31, 2020 of the completion date under the Lease Agreement, and

WHEREAS, the Sublessee previously requested an extension of the completion date for the Equipment, and the Chief Executive Officer of the Agency approved the request; and

WHEREAS, the Agency and the Sublessee entered into a certain Letter Agreement, dated January 31, 2019, amending the Equipment Lease Agreement to reflect the extension to January 31, 2020 of the completion date under the Equipment Lease Agreement; and

WHEREAS, the Company and the Sublessee previously requested an extension of the times by which the Company and the Sublessee agreed to create and maintain at the Facility full time equivalent employees (collectively, the “**FTE Extension**”); and

WHEREAS, the Agency, by resolution duly adopted on February 20, 2019, authorized the FTE Extension and the execution, delivery and performance of the documents related thereto; and

WHEREAS, the Agency and Company entered into an amendment to the Lease Agreement, dated as of February 20, 2019 (the “**First Amendment of Lease Agreement**”), extending the Company’s times by which to create and maintain at the Facility full time equivalent employees; and

WHEREAS, the Agency and Sublessee entered into an amendment of the Agency Compliance Agreement, dated as of February 20, 2019 (“**Amendment of Agency Compliance Agreement**”), extending the Sublessee’s times by which to create and maintain at the Facility full time equivalent employees; and

WHEREAS, the Company has now requested that the Agency extend to March 31, 2020, the Company’s time to grant a mortgage lien on and security interest in the Company Facility in favor of a lender making, and as security for, a loan to the Company to finance, in whole or in part, the acquisition, construction and equipping of the Company Facility in an aggregate amount of at least \$2,000,000.00 (the “**Qualifying Mortgage**”), and, subject to granting the Qualifying Mortgage by March 31, 2020, thereby qualify for certain abatements of real estate taxes (as set forth on the PILOT Schedule attached hereto as Exhibit C hereof) (the “**Qualifying Mortgage Extension**”); and

WHEREAS, the Company has now requested that the Agency subordinate the Company Lease and the Lease Agreement to the Qualifying Mortgage; and

WHEREAS, a public hearing (the “**Hearing**”) was held on November 4, 2019, and notice of the Hearing was given and such notice (together with proof of publication) together with the minutes of the Hearing are filed with the records of the Agency; and

WHEREAS, to provide for the Qualifying Mortgage Extension, the Agency and the Company will enter into an amendment to the Lease Agreement (the “**Second Amendment of Lease Agreement**”), dated as of November 1, 2018, or such other date as may be determined by the Chairman, the Chief Executive Officer or counsel to the Agency.

NOW, THEREFORE, BE IT RESOLVED by the Town of Brookhaven Industrial Development Agency (a majority of the members thereof affirmatively concurring) that:

Section 1. The Agency hereby finds and determines:

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

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

c. The acquisition, construction, and equipping of the Facility, the continued leasing and subleasing of the Company Facility to the Company, the continued sub-subleasing of the Company Facility by the Company to the Sublessee, the acquisition and installation of the Equipment, and the continued leasing of the Equipment to the Sublessee, will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of the Town of Brookhaven and the State of New York and improve their standard of living and thereby serve the public purposes of the Act; and

d. The acquisition, construction and equipping of the Facility is reasonably necessary to induce the Company and the Sublessee to maintain and expand their respective business operations in the State of New York; and

e. The Second Amendment of Lease Agreement will be an effective instrument whereby the Agency will grant the Qualifying Mortgage Extension to the Company.

Section 2. In consequence of the foregoing, the Agency hereby (i) approves the Qualifying Mortgage Extension, and the abatement of real estate taxes (as set forth in the PILOT Schedule attached as Exhibit C hereof) in accordance therewith, consistent with the policies of the Agency, (ii) authorizes the execution and delivery of the Second Amendment of Lease Agreement in such form and containing such terms, conditions and provisions as the person executing the Second Amendment of Lease Agreement on behalf of the Agency shall deem necessary or desirable, and shall approve, such necessity, desirability, and approval, to be conclusively evidenced by his or her execution and delivery thereof, and (iii) approves the subordination of the Company Lease and Lease Agreement to the Qualifying Mortgage and authorizes the execution and delivery of such certificates, agreements, instruments and documents to effectuate the subordination, in such form and containing such terms, conditions and provisions, as the person executing such certificates, agreements, instruments and documents on behalf of the Agency shall deem necessary or desirable, and shall approve, such necessity, desirability, and approval, to be conclusively evidenced by his or her execution and delivery thereof.

Section 3. The Chairman, Chief Executive Officer and/or any other member of the Agency are hereby authorized and directed to, on behalf of and in the name of the Agency, execute, deliver and perform amendments to any or all of the Company Lease, Lease Agreement, Equipment Lease Agreement, and the Agency Compliance Agreement, and to execute, deliver and perform all other certificates, agreements, instruments and documents, to effectuate and memorialize the Qualifying Mortgage Extension and the subordination of the Company Lease and the Lease Agreement to the Qualifying Mortgage as above contemplated, in such form and containing such terms, conditions and provisions as the person executing same on behalf of the Agency shall deem necessary or desirable, and shall approve, such necessity, desirability, and approval, to be conclusively evidenced by his or her execution and delivery thereof.

Section 4. The amendments, certificates, agreements and other documents, promptly following the execution and delivery thereof, be identified by any of the Chairman, Chief Executive Officer or any other member of the Agency by his or her endorsement thereon and when so identified be filed with the official records of the Agency.

Section 5. Counsel to the Agency and Weinberg Gross & Pergament LLP, Transaction Counsel to the Agency, are authorized and directed to prepare, for submission to the Agency, all documents necessary to effect the Qualifying Mortgage Extension and the subordination of the Company Lease and the Lease Agreement to the Qualifying Mortgage as described in these resolutions.

Section 6. Any and all acts, instruments, and other writings heretofore or hereafter performed and/or executed and delivered by any one or more of the Chairman, Chief Executive Officer or any other member of the Agency, pursuant to the several foregoing resolutions, for and on behalf of and in the name of the Agency, in connection with the transactions contemplated thereby, be and the same hereby are, in all respects ratified, confirmed and approved.

Section 7. The Chairman, Chief Executive Officer, Counsel to the Agency, Transaction Counsel, and any other member of the Agency are each hereby authorized and directed (i) to distribute copies of this resolution to the Company and the Sublessee, and (ii) to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this resolution.

Section 8. This resolution shall take effect immediately.

Adopted: November 20, 2019

Exhibit C
PROPOSED PILOT BENEFITS ARE FOR DISCUSSION PURPOSES ONLY
AND HAVE NOT APPROVED BY THE AGENCY BOARD.
November 20, 2019

Year	PILOT Amount
2018/19	\$ 2,684
2019/20	\$ 2,737
2020/21	\$ 2,792
2021/22	\$ 2,848
2022/23	\$ 2,905
2023/24	\$ 2,963
2024/25	\$ 3,022
2025/26	\$ 3,083
2026/27	\$ 3,145
2027/28	\$ 3,207
2028/29	\$ 21,909
2029/30	\$ 23,650
2030/31	\$ 34,517

RESOLUTION OF THE TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY MAKING CERTAIN FINDINGS AND DETERMINATIONS WITH RESPECT TO THE FACILITY AND TAKING OFFICIAL ACTION AUTHORIZING THE EXECUTION, DELIVERY AND PERFORMANCE OF AGREEMENTS AND TAKING OF CERTAIN OTHER ACTION PERTAINING TO THE FACILITY FOR **924 OLD MEDFORD, LLC** AND/OR **T. MINA SUPPLY, INC.** AND/OR ANY OF THE PRINCIPALS OF **924 OLD MEDFORD, LLC** AND/OR **T. MINA SUPPLY, INC.** AND/OR OTHER ENTITY FORMED OR TO BE FORMED ON BEHALF OF ANY OF THE FOREGOING, INCLUDING APPOINTING **924 OLD MEDFORD, LLC** AND/OR **T. MINA SUPPLY, INC.** AND/OR ANY OF THE FOREGOING PERSONS AND/OR ENTITIES AS AGENT OF THE AGENCY FOR THE PURPOSE OF ACQUIRING, CONSTRUCTION AND EQUIPPING OF A COMMERCIAL FACILITY.

WHEREAS, the Town of Brookhaven Industrial Development Agency (the "Agency") was created by Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 358 of the Laws of 1970 of the State of New York (collectively, the "Act"), with the authority and power to, among other things, acquire, construct, renovate and equip a project, provide financial assistance, and mortgage, lease, grant options with respect to and dispose of property; and

WHEREAS, **924 OLD MEDFORD, LLC**, a New York limited liability company on behalf of itself and/or the principals of **924 OLD MEDFORD, LLC** and/or an entity formed or to be formed on behalf of any of the foregoing (the "Company"), and **T. MINA SUPPLY, INC.**, a New York business corporation, on behalf of themselves and/or the principals of **T. MINA SUPPLY, INC.** and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Sublessee"), have submitted to the Agency a proposal for the Agency (the "Project") (a) to assist with (i) the acquisition of an approximately 4.27 acre parcel of land (the "Land"), the construction of a 14,000 square foot building and other improvements thereon (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 924 Old Medford Avenue, Medford, Town of Brookhaven, Suffolk County, New York (and further identified as Tax Map No. 200-697-1-14.1 (formerly, Tax Map. No. 200-697-1-12, 13 and 14)) (collectively, the Land, Improvements and Facility Equipment may be referred to as the "Company Facility"), to be leased to the Agency by the Company, subleased by the Agency to the Company, and further subleased by the Company to the Sublessee, and (ii) the acquisition 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 distribution of water and sewer piping products and fire hydrants, (b) to grant mortgage liens thereon and security interests therein, and (c) to provide financial assistance within the meaning of the Act, including the following as they relate to the appointment of the Company or the Sublessee as agents of the Agency with respect to the acquisition, construction, and equipping of the Facility, whether or not any materials or supplies described below are

incorporated into or become an integral part of the Facility: (i) all purchases, leases, rentals and other uses of tools, machinery and equipment in connection with the acquisition, construction and equipping of the Facility, (ii) all purchases, rentals, uses or consumption of supplies, materials and services of every kind and description used in connection with the acquisition, construction, and equipping of the Facility, and (iii) all purchases, leases, rentals and uses of equipment, machinery and other tangible personal property (including installation costs with respect thereto) installed or placed in, upon or under the Facility; and

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

WHEREAS, the Agency contemplates that it will provide financial assistance to the Company and the Sublessee, consistent with the policies of the Agency, in the form of (i) exemptions from sales and use taxes on the acquisition, construction, and equipping of the Company Facility, including fixtures, furniture and equipment to be installed in the Company Facility or in connection with the purchase or lease of equipment, building materials, services or other personal property part of or to become part of the Company Facility, and on the acquisition and installation of the Equipment, including building materials, services or other personal property, in an amount not to exceed \$205,000.00, and (ii) abatement of real property taxes (as set forth in the PILOT Schedule attached as Exhibit A hereof), all consistent with the policies of the Agency; and

WHEREAS, the Agency contemplates it will acquire a leasehold interest in the Land and Improvements under a certain Company Lease Agreement (the "Company Lease Agreement") for a term of approximately thirteen (13) years, by and between the Company and the Agency, and

WHEREAS, the Agency contemplates it will acquire title to the Equipment pursuant to a certain Bill of Sale (the "Bill of Sale"), from the Company/Sublessee to the Agency; and

WHEREAS, the Agency contemplates that it will lease and sublease the Company Facility to the Company under a certain Lease and Project Agreement (the "Lease Agreement") for a term of approximately thirteen (13) years, by and between the Agency and the Company, which Lease Agreement provides or shall provide, inter alia, for the Company's obligations regarding payments in lieu of taxes with respect to the Facility, and assurances of the Company with respect to the recapture of certain benefits, including sales and use tax exemptions, granted under or by virtue of the Lease Agreement, the Equipment Lease Agreement (as defined herein) and other agreements; and

WHEREAS, the Company will sub-sublease the Company Facility to the Sublessee under a certain sublease (the "Sublease"), by and between the Company and the Sublessee; and

WHEREAS, the Agency contemplates the Agency will lease the Equipment to the Sublessee under a certain Equipment Lease and Project Agreement (the "Equipment Lease Agreement") for a term of approximately three (3) years, by and between the Agency and the Sublessee, which Equipment Lease Agreement provides or shall provide, inter alia, for the Sublessee's obligations, and assurances of the Sublessee with respect to the recapture of certain benefits, including sales and use tax and mortgage recording tax exemptions, granted under or by virtue of the Lease Agreement, the Equipment Lease Agreement (as defined herein) and other agreements; and

WHEREAS, the Agency contemplates the Agency, the Company, the Sublessee and others will enter into a certain Agency Compliance Agreement (the "Agency Compliance Agreement") in order to provide assurances to the Agency with respect to the Company's and the Sublessee's obligations to the Agency and compliance with environmental laws; and

WHEREAS, in order to finance a portion of the costs of the Project, the Company and the Sublessee anticipate either or both of them may obtain loans from a lender or lenders to be determined (collectively, the "Bank"), and in order to secure the obligations of the Company and/or the Sublessee and/or others to the Bank, the Agency contemplates that, at the request of the Company and/or the Sublessee, the Agency, the Company and/or the Sublessee and/or others will execute and deliver a mortgage or mortgages or a security agreement or security agreements in favor of the Bank, including replacements, substitutions, extensions and additions to such mortgages), with a limitation of the Agency's liability thereunder (collectively, the "Mortgage") for the purpose of subjecting the Company Facility and/or the Equipment to the lien of the Mortgage; and

WHEREAS, a public hearing (the "Hearing") was held on November 13, 2017, so that all persons with views in favor of, or opposed to, either the financial assistance contemplated by the Agency or the location or nature of the facility, could be heard; and

WHEREAS, notice of the Hearing was given more than ten days prior thereto, such notice (together with proof of publication) having been filed with the records of this Agency; and

WHEREAS, the minutes of the Hearing having been filed with the records of this Agency; and

WHEREAS, the Agency has given due consideration to the application of the Company and the Sublessee and to the representations by the Company and the Sublessee that the proposed transfer of real estate is either an inducement to the Company and the Sublessee to maintain or expand the Facility in the Town of Brookhaven or is necessary to maintain the competitive position of the Company and the Sublessee in their respective industries; and

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

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

WHEREAS, the Questionnaire has been reviewed by the Agency.

NOW, THEREFORE, BE IT RESOLVED by the Town of Brookhaven Industrial Development Agency (a majority of the members thereof affirmatively concurring) that:

Section 1. Based upon the Environmental Assessment Form completed by the Company and/or the Sublessee and reviewed by the Agency and the Town of Brookhaven Planning Board (the "Lead Agency") and other representations and information furnished by the Company and/or the Sublessee regarding the Facility, the Agency determines that action relating to the acquisition, construction, equipping and operation of the Facility is a "Unlisted" action, as that term is defined in the State Environmental Quality Review Act ("SEQRA") (Article 8 of the Environmental Conservation Law). An environmental review of the Facility pursuant to SEQRA was conducted by the Lead Agency and, on April 17, 2017, a negative declaration for purposes of SEQRA was adopted by the Lead Agency. The Agency concurs with the findings of the Lead Agency, and as of the date of this resolution, determines that the action will not have a "significant effect" on the environment and, therefore, an environmental impact statement will not be required. This determination constitutes a negative declaration for the purposes of SEQRA. Notice of this determination shall be filed to the extent required by the applicable regulations under SEQRA or as may be deemed advisable by the Chairman, Chief Executive Officer of the Agency or counsel to the Agency.

Section 2. The Agency hereby finds and determines:

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

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

c. The leasing of the Land and Improvements by the Agency from the Company, the acquisition, construction, and equipping of the Company Facility, the leasing and subleasing of the Company Facility to the Company, the sub-subleasing of the Company Facility by the Company to the Sublessee, the acquisition and installation of the Equipment, the leasing of the Equipment to the Sublessee, the providing of financial assistance to the Company and the Sublessee within the meaning of the Act, and the granting of mortgages on, and security interests in, the Facility, will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of the Town of Brookhaven and the State of New York and improve their standard of living and thereby serve the public purposes of the Act; and

d. The acquisition, construction and equipping of the Facility is reasonably necessary to induce the Company and the Sublessee to maintain and expand their respective business operations in the State of New York; and

e. Based upon the representations of the Company and the Sublessee:

i the Facility conforms with the local zoning laws and planning regulations of the Town of Brookhaven and all regional and local use plans for the area in which the Facility is located; and

ii The Facility and the operations conducted therein will not cause or result in the violation of the health, labor or other laws of the United States of America, the State of New York, or the Town of Brookhaven; and

iii The Agency approves the location of the site of the Facility; and

iv The financial assistance of the Agency and the transactions contemplated hereby are reasonably necessary to induce the Company and the Sublessee to maintain and expand their operations within the State of New York, and to preserve the competitive positions of the Company and the Sublessee, and shall not result in the removal of a facility or plant of the Company or the Sublessee from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the Company or the Sublessee located within the State except, as set forth in the Company's and the Sublessee application, for the purpose of discouraging the Company or the Sublessee from removing such other plant or facility to a location outside the State or to preserve the competitive position of the Company and the Sublessee in their respective industries; and

v The Facility shall not be used for retail sales; and

f. It is desirable and in the public interest for the Agency to lease and sublease the Company Facility to the Company and lease the Equipment to the Sublessee.

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

Section 4. The Agency is hereby authorized to, and shall, in furtherance of the purposes of the Act, lease the Land and Improvements from the Company, acquire, construct, equip, repair and maintain the Facility, lease and sublease the Company Facility to the Company, authorize the Company to sublease the Company Facility to the Sublessee, lease the Equipment to the Sublessee, and grant mortgage lien(s) and security interest(s) in the Facility.

Section 5. The Agency hereby authorizes and approves of the following economic benefits to be granted or inure to the benefit of the Company and the Sublessee: (i) exemptions from sales and uses taxes on the acquisition, construction, and equipping of the Company Facility, including fixtures, furniture and equipment to be installed in the Company Facility or in connection with the purchase or lease of equipment, building materials, services or other personal property part of or to become part of the Company Facility, and on the acquisition and installation of the Equipment, including building materials, services or other personal property, in an amount not to exceed \$205,000.00, and (ii) abatement of real property taxes (as set forth in the PILOT Schedule attached as Exhibit A hereof), consistent with the policies of the Agency.

Section 6. Subject to, and conditioned upon, the execution and delivery by the Company, Sublessee and such other persons as may be required by the Agency of, and the acceptance by the Agency of, the Company Lease Agreement, Lease Agreement, the Equipment Lease Agreement, the Agency Compliance Agreement, and such other documents as may be required by the Agency, and the closing of the transactions contemplated hereby and thereby, the Company and the Sublessee are hereby appointed the true and lawful agents of the Agency to acquire, construct, and equip the Facility, and are authorized to delegate their status as agents of the Agency to the Company's or the Sublessee's agents, subagents, contractors, subcontractors, suppliers, vendors and other parties as the Company or Sublessee may choose for the purpose of acquiring, constructing, or equipping the Facility. The appointment described above includes the following activities as they relate to the acquiring, constructing, and equipping of the Facility, whether or not the materials, services or supplies described below are incorporated into or become an integral part of the Facility: (i) all purchases, leases, rentals and other uses of tools, machinery and equipment in connection with acquiring, constructing, and equipping the Facility, (ii) all purchases, rentals, uses or consumption of supplies, materials and services of every kind and description in connection with acquiring, constructing, and equipping the Facility, and (iii) all purchases, leases, rentals and uses of equipment, machinery, and other tangible personal property (including installation costs with respect thereto), installed or placed in, upon or under the Facility. This Agency appointment includes the power to make, execute, acknowledge and deliver any contracts, orders receipts writings and instructions, as the stated agents for the Agency, and in general to do all things which may be requisite or proper for completing the Facility, all with the same powers and with the same validity as the Agency could do if acting on its own behalf. The appointment hereunder shall expire upon the earliest of (a) the last day of the calendar month in which the expiration of two years after the commencement of the term of the Lease Agreement occurs, (b) completion of the initial acquisition, construction, and equipping of the Facility, and (c) the date on which the Company and Sublessee, collectively, have realized exemptions from sales and use taxes by reason of the Agency's participation in the Project in an aggregate amount of \$205,000.00 provided however, such appointments may be extended and the amounts of the exemptions may be increased at the sole discretion of the Agency, upon the written request of the Company or the Sublessee, if such activities and improvements are not completed by such time or additional sales and uses tax exemptions are necessary. The Company and Sublessee shall indemnify the Agency with respect to any transaction of any kind between and among the agents, subagents, contractors, subcontractors, materialmen, vendors and/or suppliers and the Company or the Sublessee, as agents of the Agency. The aforesaid agency appointments expressly exclude the Company and the Sublessee

from purchasing motor vehicles, including any cars, trucks, vans or buses which are licensed by the Department of Motor Vehicles for use on public highways or streets.

Section 7. The Chairman, Chief Executive Officer and/or any other member of the Agency are hereby authorized and directed to, on behalf of and in the name of the Agency, execute, deliver and perform a Company Lease Agreement, Lease Agreement, Equipment Lease Agreement, Agency Compliance Agreement, Mortgage (including construction, permanent and refinancing mortgages, and replacements, substitutions, extensions and additions to such mortgages) with a limitation of the Agency's liability thereunder, and other certificates, agreements, instruments and documents, as above contemplated and in such form and containing such terms, conditions and provisions as the person executing same on behalf of the Agency shall deem necessary or desirable, and shall approve, such necessity, desirability, and approval, to be conclusively evidenced by his or her execution and delivery thereof. The Chairman, Chief Executive Officer and/or any other member of the Agency are hereby authorized and directed, on behalf of and in the name of the Agency, to pay all fees, charges and expenses incurred, to cause compliance with the terms, conditions and provisions of agreements binding upon the Agency, and to do all such further acts and things, in furtherance of the foregoing as such person shall deem necessary or desirable, and shall approve.

Section 8. The Company and the Sublessee hereby agree to comply with Section 875 of the Act. The Company and the Sublessee further agree that the exemption of sales and use tax provided pursuant to the Act and the appointment of the Company and Sublessee as agent of the Agency pursuant to this resolution is subject to termination and recapture of benefits pursuant to Section 875 of the Act, the Lease Agreement and the Equipment Lease Agreement.

Section 9. Weinberg Gross & Pergament LLP are hereby appointed Transaction Counsel to the Agency, and is authorized and directed to work with Counsel to the Company, Sublessee and others, to prepare, for submission to the Agency, all documents necessary to effect the transaction described in these resolutions.

Section 10. Any and all acts, instruments, and other writings heretofore or hereafter performed and/or executed and delivered by any one or more of the Chairman, Chief Executive Officer or any member of the Agency, pursuant to the several foregoing resolutions, for and on behalf of and in the name of the Agency, in connection with the transactions contemplated thereby, be and the same hereby are, in all respects ratified, confirmed and approved.

Section 11. The documents, including the proposed Company Lease Agreement, Lease Agreement, Equipment Lease Agreement, Agency Compliance Agreement and Mortgage, promptly following the execution, and delivery thereof, be identified by any of the Chairman, Chief Executive Officer or any member of the Agency by his or her endorsement thereon and when so identified be filed with the official records of the Agency.

Section 12. Any expenses incurred by the Agency with respect to the Facility shall be paid by the Company and the Sublessee. By acceptance hereof, the Company and the Sublessee agree to pay such expenses and further agree to indemnify and hold harmless the

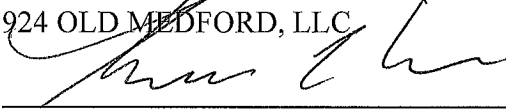
Agency, its members, directors, employees and agents from and against all claims, suits, actions, proceedings, obligations, damages, liabilities, judgments, costs and expenses, including legal fees and expenses, incurred as a result of action or inaction taken by or on behalf of the Agency with respect to the Facility.

Section 13. The Chairman, Chief Executive Officer, Counsel to the Agency or any member of the Agency are hereby authorized and directed (i) to distribute copies of this resolution to the Company and the Sublessee, and (ii) to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this resolution.


Section 14. This resolution shall take effect immediately, and, unless sooner rescinded or amended, shall be deemed rescinded at the expiration of six (6) months after the date of the adoption of this resolution if the closing contemplated hereunder has not occurred prior to such expiration, subject to extension at the discretion of the Agency upon the written request of the Company or the Sublessee.

Adopted: November 15, 2017

Accepted: November 15, 2017

924 OLD MEDFORD, LLC
By: 

, Member

T. MINA SUPPLY, INC.
By: 

, President

EXHIBIT A

PROPOSED PILOT BENEFITS ARE FOR DISCUSSION PURPOSES ONLY
AND HAVE NOT APPROVED BY THE AGENCY BOARD.

November __, 2017

Year	PILOT Amount
1	\$ 2,684
2	\$ 2,737
3	\$ 2,792
4	\$ 2,848
5	\$ 2,905
6	\$ 2,963
7	\$ 3,022
8	\$ 3,083
9	\$ 3,145
10	\$ 3,207
11	\$ 21,909
12	\$ 23,650
13	\$ 34,517