

CLOSING ITEM NO.: A-10

---

CITY OF COHOES INDUSTRIAL DEVELOPMENT AGENCY

AND

70 DELAWARE HOUSING DEVELOPMENT FUND COMPANY, INC.

AND

70 DELAWARE ASSOCIATES L.P.

---

PAYMENT IN LIEU OF TAX AGREEMENT

---

DATED AS OF JULY 1, 2020

---

RELATING TO THE PREMISES LOCATED AT 70 DELAWARE  
AVENUE IN THE CITY OF COHOES, ALBANY COUNTY, NEW YORK.

---

TABLE OF CONTENTS

(This Table of Contents is not part of the Payment in Lieu of Tax Agreement and is for convenience of reference only.)

PARTIES ..... 1  
RECITALS..... 1

ARTICLE I

REPRESENTATIONS AND WARRANTIES

Section 1.01. Representations of and Warranties by the Agency ..... 5  
Section 1.02. Representations of and Warranties by the Company ..... 5  
Section 1.03. Representations of and Warranties by the HDFC ..... 6

ARTICLE II

COVENANTS AND AGREEMENTS

Section 2.01. Tax-Exempt Status of the Residential Project Facility ..... 8  
Section 2.02. Payments in Lieu of Taxes..... 8  
Section 2.03. Credit for Taxes Paid ..... 13  
Section 2.04. Late Payments..... 13

ARTICLE III

LIMITED OBLIGATION

Section 3.01. No Recourse; Limited Obligation of the Agency ..... 15

ARTICLE IV

EVENTS OF DEFAULT

Section 4.01. Events of Default ..... 16  
Section 4.02. Remedies on Default..... 16  
Section 4.03. Payment of Attorney’s Fees and Expenses ..... 17  
Section 4.04. Remedies; Waiver and Notice ..... 17

ARTICLE V

MISCELLANEOUS

Section 5.01. Term ..... 18  
Section 5.02. Form of Payments ..... 18  
Section 5.03. Company Acts..... 18  
Section 5.04. Amendments ..... 18  
Section 5.05. Notices ..... 18

Section 5.06. Binding Effect.....20  
Section 5.07. Severability .....20  
Section 5.08. Counterparts.....21  
Section 5.09. Applicable Law.....21  
Section 5.10. Assignment of the Payment in Lieu of Tax Agreement.....21  
  
TESTIMONIUM.....22  
SIGNATURES .....22  
ACKNOWLEDGEMENTS .....23  
  
EXHIBIT A - Description of the Leased Land .....A-1

## PAYMENT IN LIEU OF TAX AGREEMENT

THIS PAYMENT IN LIEU OF TAX AGREEMENT dated as of July 1, 2020 (the "Payment in Lieu of Tax Agreement") by and between CITY OF COHOES INDUSTRIAL DEVELOPMENT AGENCY, a public benefit corporation organized and existing under the laws of the State of New York having an office for the transaction of business located at 97 Mohawk Street, Cohoes, New York (the "Agency"), 70 DELAWARE HOUSING DEVELOPMENT FUND COMPANY, INC., a New York not-for-profit corporation and entity organized pursuant to Article XI of the Private Housing Finance Law of the State of New York having an address c/o McCloskey Community Service Corporation, 40 North Main Avenue, Albany, New York (the "HDFC"), and 70 DELAWARE ASSOCIATES L.P., a limited partnership organized and existing under the laws of the State of New York having an office for the transaction of business located at 621 Columbia Street Extension, Cohoes, New York (the "Company");

### WITNESSETH:

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

WHEREAS, the Enabling Act authorizes and provides for the creation of industrial development agencies for the benefit of the several counties, cities, villages and towns in the State of New York (the "State") and empowers such agencies, among other things, to acquire, construct, reconstruct, lease, improve, maintain, equip and dispose of land and any building or other improvement, and all real and personal properties, including, but not limited to, machinery and equipment deemed necessary in connection therewith, whether or not now in existence or under construction, which shall be suitable for manufacturing, warehousing, research, commercial or industrial purposes, in order to advance the job opportunities, health, general prosperity and economic welfare of the people of the State and to improve their standard of living; and

WHEREAS, the Enabling Act further authorizes each such agency, for the purpose of carrying out any of its corporate purposes, to lease or sell any or all of its facilities, whether then owned or thereafter acquired; and

WHEREAS, the Agency was created, pursuant to and in accordance with the provisions of the Enabling Act, by Chapter 313 of the Laws of 1972 of the State (collectively, with the Enabling Act, the "Act") and is empowered under the Act to undertake the Project (as hereinafter defined) in order to so advance the job opportunities, health, general prosperity and economic welfare of the people of the State and improve their standard of living; and

WHEREAS, in July, 2019, the Company presented an application (the "Application") to the Agency requesting that the Agency consider undertaking a project (the "Project") for the benefit of the Company, said Project to include the following: (A) (1) the acquisition of an interest in an approximately 3.50 acre parcel of land located at 70 Delaware Avenue (tax map number 11.13-1-4) in the City of Cohoes, Albany County, New York (the "Land"), (2) the construction on the Land of two (2) 4 story residential buildings and one (1) single story commercial building, totaling approximately 97,816 square feet (the "Facility"), and (3) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other personal property (collectively, the "Equipment") (the Land, the Facility and the Equipment being collectively referred to as the "Project Facility"), all of the foregoing to constitute a mixed-use, mixed-income, integrated supportive housing community facility; (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including

potential exemptions from certain sales and use taxes, real property taxes, real property transfer taxes and mortgage recording taxes (collectively, the “Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, the HDFC is the fee title owner of the Land and the Residential Facility (as hereinafter defined), as nominee for the Company pursuant to a declaration of interest and nominee agreement dated as of July 30, 2020 by and between the Company and the HDFC; and

WHEREAS, pursuant to the authorization contained in a resolution adopted by the members of the Agency on July 16, 2019 (the “Public Hearing Resolution”), the Chief Financial Officer of the Agency (A) caused notice of a public hearing of the Agency pursuant to Section 859-a of the Act (the “Public Hearing”) to hear all persons interested in the Project and the Financial Assistance being contemplated by the Agency with respect to the Project, to be mailed on August 21, 2019 to the chief executive officers of the county and of each city, town, village and school district in which the Project is to be located, (B) caused notice of the Public Hearing to be posted on August 21, 2019 on a public bulletin board located in the lobby of Cohoes City Hall located at 97 Mohawk Street in the City of Cohoes, Albany County, New York, (C) caused notice of the Public Hearing to be published on August 23, 2019 in the Albany Times Union, a newspaper of general circulation available to the residents of the City of Cohoes, Albany County, New York, (D) conducted the Public Hearing on September 9, 2019, at 7:00 o’clock p.m., local time at the Cohoes Senior Center located at 10 Cayuga Plaza in the City of Cohoes, Albany County, New York, and (E) prepared a report of the Public Hearing (the “Report”) which fairly summarized the views presented at said public hearing and distributed same to the members of the Agency; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the “SEQR Act”) and the regulations (the “Regulations”) adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively with the SEQR Act, “SEQRA”), by resolution adopted by the members of the Agency on November 22, 2019 (the “SEQR Resolution”), the Agency (A) concurred in the determination that the City of Cohoes Planning Board (the “Planning Board”) is the “lead agency” with respect to SEQRA and (B) acknowledged receipt of a negative declaration from the Planning Board issued on April 8, 2019 (the “Negative Declaration”), in which the Planning Board determined that the Project would not have a significant adverse environmental impact on the environment, and therefore, that an environmental statement need not be prepared with respect to the Project; and

WHEREAS, by further resolution adopted by the members of the Agency on November 22, 2019 (the “Commercial/Retail Finding Resolution”), the Agency (A) determined that the Project constituted a “commercial project” within the meaning of the Act, (B) found that although the Project Facility appears to constitute a project where facilities or properties that are primarily used in making the retail sales of goods or services to customers who personally visit such facilities may constitute more than one-third of the costs of the Project, the Agency is authorized to provide financial assistance in respect of the Project pursuant to Section 862(2)(a) of the Act because the Project Facility is located in a highly distressed area, (C) determined, following a review of the Hearing Report, that the Project would serve the public purposes of the Act by preserving permanent private sector jobs in the State of New York, and (D) determined that the Agency would proceed with the Project and the granting of the Financial Assistance; provided however, that no financial assistance would be provided to the Project by the Agency unless and until the Mayor of the City of Cohoes, as chief executive officer of the City of Cohoes, New York, pursuant to Section 862(2)(c) of the Act, confirmed the proposed action of the Agency with respect to the Project; and

WHEREAS, in connection with the Application, the Company made a request to the Agency to deviate from its uniform tax exemption policy (the “Pilot Request”) and pursuant to the Pilot Request, by

resolution adopted by the members of the Agency on November 22, 2019 (the "Pilot Deviation Approval Resolution"), the members of the Agency determined to deviate from the Agency's uniform tax exemption policy with respect to the Project; and

WHEREAS, the Company in connection with the structuring of the financing for the Project, has determined to divide the Project into two components, a residential project (the "Residential Project") and a commercial project (the "Commercial Project"); and

WHEREAS, the Residential Project consists of the following: (A) (1) the acquisition of the Land, (2) the construction on the Land of two (2) 4 story residential buildings containing in the aggregate approximately 92,276 square feet (the "Residential Facility"), and (3) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other personal property (collectively, the "Residential Equipment") (the Land, the Residential Facility and the Residential Equipment being collectively referred to as the "Residential Project Facility") all of the foregoing to be owned by the Company and the HDFC and operated by the Company as a mixed-income, integrated supportive housing community facility; (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real property transfer taxes and mortgage recording taxes (collectively, the "Residential Financial Assistance"); and (C) the lease of the Residential Project Facility to the Company and the HDFC pursuant to a lease agreement dated as of July 1, 2020 (the "Lease Agreement") by and among the Company, the HDFC and the Agency; and

WHEREAS, the Company has further determined to undertake the Residential Project pursuant to the Lease Agreement, and that the Commercial Project will be undertaken by 70 Delaware Commercial LLC ("70 Delaware Commercial") on the portion of the Land that will be ground leased by the Company and the HDFC to 70 Delaware Commercial (the "Ground Lease") and improved by the commercial building pursuant to a separate set of documents to be entered into by the Agency and 70 Delaware Commercial; and

WHEREAS, by further resolution adopted by the members of the Agency on November 22, 2019 (the "Approving Resolution"), the Agency determined to grant the Residential Financial Assistance and to enter into the Lease Agreement, and certain other documents related thereto and to the Residential Project (collectively with the Lease Agreement, the "Basic Documents"). Pursuant to the terms of the Lease Agreement, (A) the Company will agree (1) to cause the Residential Project to be undertaken and completed, and (2) as agent of the Agency, to undertake and complete the Residential Project and (B) the Agency has leased the Residential Project Facility to the Company and the HDFC. The Lease Agreement grants to the Company certain options to acquire the Residential Project Facility from the Agency; and

WHEREAS, simultaneously with the execution and delivery of the Lease Agreement (the "Closing"), (A) the Company and the HDFC will execute and deliver to the Agency (1) a certain lease to agency dated as of July 1, 2020 (the "Lease to Agency") by and between the HDFC and the Company, as landlord, and the Agency, as tenant, pursuant to which the Company and the HDFC will lease to the Agency a portion of the Land not subject to the Ground Lease and all improvements now or hereafter located on said portion of the Land (collectively, the "Leased Premises"); and (2) a certain bill of sale dated as of July 1, 2020 (the "Bill of Sale to Agency"), which conveys to the Agency all right, title and interest of the Company and the HDFC in the Residential Equipment, (B) the Company, the HDFC and the Agency will execute and deliver a certain payment in lieu of tax agreement dated as of July 1, 2020 (the "Payment in Lieu of Tax Agreement") by and among the Agency, the HDFC and the Company, pursuant to which the Company will agree to pay certain payments in lieu of taxes with respect to the Residential Project Facility, (C) the Company and the Agency will execute and deliver (1) a certain recapture agreement (the "Section 875 GML Recapture Agreement") by and between the Company and the Agency, required by the Act,

regarding the recovery or recapture of certain sales and use taxes and (2) a certain uniform agency project agreement dated as of July 1, 2020 (the "Uniform Agency Project Agreement") relating to the granting of the Residential Financial Assistance by the Agency to the Company, (D) the Agency will file with the assessor and mail to the chief executive officer of each "affected tax jurisdiction" (within the meaning of such quoted term in Section 854(16) of the Act) a copy of a New York State Board of Real Property Services Form 412-a (the form required to be filed by the Agency in order for the Agency to obtain a real property tax exemption with respect to the Residential Project Facility under Section 412-a of the Real Property Tax Law) (the "Real Property Tax Exemption Form") relating to the Residential Project Facility and the Payment in Lieu of Tax Agreement, (E) the Agency will execute and deliver to the Company a sales tax exemption letter (the "Sales Tax Exemption Letter") to ensure the granting of the sales tax exemption which forms a part of the Residential Financial Assistance and (F) the Agency will file with the New York State Department of Taxation and Finance the form entitled "IDA Appointment of Project Operator or Agent for Sales Tax Purposes" (the form required to be filed pursuant to Section 874(9) of the Act) (the "Thirty-Day Sales Tax Report"); and

WHEREAS, in conjunction with the undertaking of the Residential Project, the Agency shall execute that certain Fee and Leasehold Mortgage, Assignment of Leases and Rents and Security Agreement ("Mortgage") between the Agency, the Company, the HDFC, and the New York State Housing Finance Agency ("HFA") dated as of July 30, 2020; and

WHEREAS, under the present provisions of the Act and Section 412-a of the Real Property Tax Law of the State of New York (the "Real Property Tax Law"), upon the filing by the Agency of the Real Property Tax Exemption Form, the Agency is required to pay no taxes or assessments upon any of the property acquired by it or under its jurisdiction or supervision or control; and

WHEREAS, pursuant to the provisions of Section 6.6 of the Lease Agreement, the Company has agreed to make payments in lieu of taxes with respect to the Residential Project Facility in an amount equivalent to normal taxes, provided that, so long as this Payment in Lieu of Tax Agreement shall be in effect, the Company shall during the term of this Payment in Lieu of Tax Agreement make payments in lieu of taxes in the amounts and in the manner provided in this Payment in Lieu of Tax Agreement, and during such period the provisions of Section 6.6 of the Lease Agreement shall not control the amounts due as payment in lieu of taxes with respect to that portion of the Residential Project Facility which is covered by this Payment in Lieu of Tax Agreement; and

WHEREAS, all things necessary to constitute this Payment in Lieu of Tax Agreement a valid and binding agreement by and between the parties hereto in accordance with the terms hereof have been done and performed, and the creation, execution and delivery of this Payment in Lieu of Tax Agreement have in all respects been duly authorized by the Agency, the HDFC and the Company;

NOW, THEREFORE, in consideration of the matters above recited, the parties hereto formally covenant, agree and bind themselves as follows, to wit:

## ARTICLE I

### REPRESENTATIONS AND WARRANTIES

SECTION 1.01. REPRESENTATIONS OF AND WARRANTIES BY THE AGENCY. The Agency does hereby represent, warrant and covenant as follows:

(A) Power. The Agency is a public benefit corporation of the State, has been duly established under the provisions of the Act, is validly existing under the provisions of the Act and has the power under the laws of the State of New York to enter into the transactions contemplated by this Payment in Lieu of Tax Agreement and to carry out the transactions contemplated hereby and to perform and carry out all covenants and obligations on its part to be performed under and pursuant to this Payment in Lieu of Tax Agreement hereunder.

(B) Authorization. The Agency is authorized and has the corporate power under the Act, its by-laws and the laws of the State to enter into this Payment in Lieu of Tax Agreement and the transactions contemplated hereby and to perform and carry out all the covenants and obligations on its part to be performed under and pursuant to this Payment in Lieu of Tax Agreement. By proper corporate action on the part of its members, the Agency has duly authorized the execution, delivery and performance of this Payment in Lieu of Tax Agreement and the consummation of the transactions herein contemplated.

(C) Conflicts. The Agency is not prohibited from entering into this Payment in Lieu of Tax Agreement and discharging and performing all covenants and obligations on its part to be performed under and pursuant to this Payment in Lieu of Tax Agreement by the terms, conditions or provisions of any order, judgment, decree, law, ordinance, rule or regulation of any court or other agency or authority of government, or any agreement or instrument to which the Agency is a party or by which the Agency is bound.

SECTION 1.02. REPRESENTATIONS OF AND WARRANTIES BY THE COMPANY. The Company does hereby represent, warrant and covenant as follows:

(A) Power. The Company is a limited partnership duly organized and validly existing under the laws of the State of New York, is duly authorized to do business in the State of New York and has the power under the laws of the State to enter into this Payment in Lieu of Tax Agreement and the transactions contemplated hereby and to perform and carry out all covenants and obligations on its part to be performed under and pursuant to this Payment in Lieu of Tax Agreement, and by proper action of its partners has been duly authorized to execute, deliver and perform this Payment in Lieu of Tax Agreement.

(B) Authorization. The Company is authorized and has the power under its Certificate of Limited Partnership, Limited Partnership Agreement and the laws of the State to enter into this Payment in Lieu of Tax Agreement and the transactions contemplated hereby and to perform and carry out all covenants and obligations on its part to be performed under and pursuant to this Payment in Lieu of Tax Agreement. By proper action of its partners, the Company has duly authorized the execution, delivery and performance of this Payment in Lieu of Tax Agreement and the consummation of the transactions herein contemplated.

(C) Conflicts. The Company is not prohibited from entering into this Payment in Lieu of Tax Agreement and discharging and performing all covenants and obligations on its part to be performed under and pursuant to this Payment in Lieu of Tax Agreement by (and the execution, delivery and performance of this Payment in Lieu of Tax Agreement, the consummation of the transactions contemplated hereby and the fulfillment of and compliance with the provisions of this Payment in Lieu of Tax Agreement will not



conflict with or violate or constitute a breach of or a default under) the terms, conditions or provisions of its Certificate of Limited Partnership or limited Partnership Agreement or any other restriction, law, rule, regulation or order of any court or other agency or authority of government, or any contractual limitation, restriction or outstanding indenture, deed of trust, mortgage, loan agreement, other evidence of indebtedness or any other agreement or instrument to which the Company is a party or by which it or any of its property is bound, and neither the Company's entering into this Payment in Lieu of Tax Agreement nor the Company's discharging and performing all covenants and obligations on its part to be performed under and pursuant to this Payment in Lieu of Tax Agreement will be in conflict with or result in a breach of or constitute (with due notice and/or lapse of time) a default under any of the foregoing, or result in the creation or imposition of any lien of any nature upon any of the property of the Company under the terms of any of the foregoing, and this Payment in Lieu of Tax Agreement is the legal, valid and binding obligation of the Company enforceable in accordance with its terms, except as enforceability may be limited by applicable bankruptcy, insolvency, reorganization, moratorium and other laws relating to or affecting creditors' rights generally and by general principles of equity (regardless of whether enforcement is sought in a proceeding in equity or at law).

(D) Governmental Consent. No consent, approval or authorization of, or filing, registration or qualification with, any governmental or public authority on the part of the Company is required as a condition to the execution, delivery or performance of this Payment in Lieu of Tax Agreement by the Company or as a condition to the validity of this Payment in Lieu of Tax Agreement.

SECTION 1.03. REPRESENTATIONS OF AND WARRANTIES BY THE HDFC. The HDFC does hereby represent, warrant and covenant as follows:

(A) Power. The HDFC is a not-for-profit corporation duly organized and validly existing under the laws of the State of New York, is duly authorized to do business in the State of New York and has the power under the laws of the State to enter into this Payment in Lieu of Tax Agreement and the transactions contemplated hereby and to perform and carry out all covenants and obligations on its part to be performed under and pursuant to this Payment in Lieu of Tax Agreement, and by proper action of its directors has been duly authorized to execute, deliver and perform this Payment in Lieu of Tax Agreement.

(B) Authorization. The HDFC is authorized and has the power under its certificate of incorporation and the laws of the State to enter into this Payment in Lieu of Tax Agreement and the transactions contemplated hereby and to perform and carry out all covenants and obligations on its part to be performed under and pursuant to this Payment in Lieu of Tax Agreement. By proper action of its directors, the HDFC has duly authorized the execution, delivery and performance of this Payment in Lieu of Tax Agreement and the consummation of the transactions herein contemplated.

(C) Conflicts. The HDFC is not prohibited from entering into this Payment in Lieu of Tax Agreement and discharging and performing all covenants and obligations on its part to be performed under and pursuant to this Payment in Lieu of Tax Agreement by (and the execution, delivery and performance of this Payment in Lieu of Tax Agreement, the consummation of the transactions contemplated hereby and the fulfillment of and compliance with the provisions of this Payment in Lieu of Tax Agreement will not conflict with or violate or constitute a breach of or a default under) the terms, conditions or provisions of its certificate of incorporation or any other restriction, law, rule, regulation or order of any court or other agency or authority of government, or any contractual limitation, restriction or outstanding indenture, deed of trust, mortgage, loan agreement, other evidence of indebtedness or any other agreement or instrument to which the HDFC is a party or by which it or any of its property is bound, and neither the HDFC's entering into this Payment in Lieu of Tax Agreement nor the HDFC's discharging and performing all covenants and obligations on its part to be performed under and pursuant to this Payment in Lieu of Tax Agreement will be in conflict with or result in a breach of or constitute (with due notice and/or lapse of time) a default under

any of the foregoing, or result in the creation or imposition of any lien of any nature upon any of the property of the HDFC under the terms of any of the foregoing, and this Payment in Lieu of Tax Agreement is the legal, valid and binding obligation of the HDFC enforceable in accordance with its terms, except as enforceability may be limited by applicable bankruptcy, insolvency, reorganization, moratorium and other laws relating to or affecting creditors' rights generally and by general principles of equity (regardless of whether enforcement is sought in a proceeding in equity or at law).

(D) Governmental Consent. No consent, approval or authorization of, or filing, registration or qualification with, any governmental or public authority on the part of the HDFC is required as a condition to the execution, delivery or performance of this Payment in Lieu of Tax Agreement by the HDFC or as a condition to the validity of this Payment in Lieu of Tax Agreement.

## ARTICLE II

### COVENANTS AND AGREEMENTS

SECTION 2.01. TAX-EXEMPT STATUS OF THE RESIDENTIAL PROJECT FACILITY. (A) Assessment of the Residential Project Facility. Pursuant to Section 874 of the Act and Section 412-a of the Real Property Tax Law, the parties hereto understand that, upon acquisition of the Residential Project Facility by the Agency and the filing by the Agency of a New York State Board of Real Property Services Form RP-412-a (a "Real Property Tax Exemption Form") with respect to the Residential Project Facility, and for so long thereafter as the Agency shall own the Residential Project Facility, the Residential Project Facility shall be assessed by the various taxing entities having jurisdiction over the Residential Project Facility, including, without limitation, any county, city, school district, town, village or other political unit or units wherein the Residential Project Facility is located (such taxing entities being sometimes collectively hereinafter referred to as the "Taxing Entities", and each of such Taxing Entities being sometimes individually hereinafter referred to as a "Taxing Entity") as exempt upon the assessment rolls of the respective Taxing Entities prepared subsequent to the acquisition by the Agency of the leasehold interest to the Residential Project Facility created by the Underlying Lease and the filing of the Real Property Tax Exemption Forms. The Company shall, promptly following acquisition by the Agency of the leasehold interest to the Residential Project Facility created by the Underlying Lease, take such action as may be necessary to ensure that the Residential Project Facility shall be assessed as exempt upon the assessment rolls of the respective Taxing Entities prepared subsequent to such acquisition by the Agency, including ensuring that a Real Property Tax Exemption Form shall be filed with the appropriate officer or officers of each respective Taxing Entity responsible for assessing properties on behalf of each such Taxing Entity (each such officer being hereinafter referred to as an "Assessor"). For so long thereafter as the Agency shall own such leasehold interest in the Residential Project Facility, the Company shall take such further action as may be necessary to maintain such exempt assessment with respect to each Taxing Entity. The parties hereto understand that the Residential Project Facility shall not be entitled to such tax-exempt status on the tax rolls of any Taxing Entity until the first tax year of such Taxing Entity following the tax status date of such Taxing Entity occurring subsequent to the date upon which the Agency becomes the owner of record of such leasehold interest in the Residential Project Facility and the Real Property Tax Exemption Forms are filed with the Assessors. Pursuant to the provisions of the Lease Agreement, the Company will be required to pay all taxes and assessments lawfully levied and/or assessed against the Residential Project Facility, including taxes and assessments levied for the current tax year and all subsequent tax years until the Residential Project Facility shall be entitled to exempt status on the tax rolls of the respective Taxing Entities. The Agency will cooperate with the Company to obtain and preserve the tax-exempt status of the Residential Project Facility.

(B) Special Assessments. The parties hereto understand that the tax exemption extended to the Agency by Section 874 of the Act and Section 412-a of the Real Property Tax Law does not entitle the Agency to exemption from special assessments and special ad valorem levies. Pursuant to the Lease Agreement, the Company will be required to pay all special assessments and special ad valorem levies lawfully levied and/or assessed against the Residential Project Facility.

SECTION 2.02. PAYMENTS IN LIEU OF TAXES. (A) Agreement to Make Payments. The Company agrees that it shall make annual payments in lieu of property taxes in the amounts hereinafter provided to the respective Taxing Entities entitled to receive same pursuant to the provisions hereof. The Company also agrees to give the Assessors a copy of this Payment in Lieu of Tax Agreement. The payments due hereunder shall be paid by the Company to the respective appropriate officer or officers of the respective Taxing Entities charged with receiving payments of taxes for such Taxing Entities (such officers being

collectively hereinafter referred to as the "Receivers of Taxes") for distribution by the Receivers of Taxes to the appropriate Taxing Entities entitled to receive same pursuant to the provisions hereof.

(B) Valuation of the Residential Project Facility. (1) The value of the Residential Project Facility for purposes of determining payments in lieu of taxes due hereunder (hereinafter referred to as the "Assessed Value") shall be determined by the appropriate Assessors. The Company agrees to give the Assessors a copy of this Payment in Lieu of Tax Agreement. The parties hereto agree that the Assessors shall (a) appraise the Land in the same manner as other similar properties in the general area of the Land, (b) place an Assessed Value upon the Land, equalized if necessary by using the appropriate equalization rates as apply in the assessment and levy of real property taxes, (c) appraise the Facility and any portion of the Equipment assessable as real property pursuant to the New York Real Property Tax Law (collectively with the Facility, the "Improvements") in the same manner as other similar properties in the general area of the Improvements, and (d) place an Assessed Value upon the Improvements, equalized if necessary by using the appropriate equalization rates as apply in the assessment and levy of real property taxes. The Company shall be entitled to written notice of the initial determination of the Assessed Value of the Improvements and of any change in the Assessed Value of the Land or the Improvements.

(2) If the Company is dissatisfied with the amount of the Assessed Value of the Improvements as initially established or with the amount of the Assessed Value of the Land or the Improvements as changed, and if the Company shall have given written notice of such dissatisfaction to the appropriate Assessor and the Agency within thirty (30) days of receipt by the Company of written notice of the initial establishment of such Assessed Value of the Improvements, or of a change in such Assessed Value of the Land or the Improvements, then the Company shall be entitled to protest before, and to be heard by, the appropriate Assessor and the Agency. If the Agency, the Company and any Assessor shall fail to reach agreement as to the proper Assessed Value of the Residential Project Facility for purposes of determining payments in lieu of taxes due under this Payment in Lieu of Tax Agreement, then such Assessor, the Company and the Agency shall each select one arbitrator in accordance with the rules of the American Arbitration Association, each of whom shall be a qualified real estate appraiser, experienced in valuation for the purposes of tax assessment in the general area of the Residential Project Facility, which arbitrators shall, at the sole cost and expense of the Company, determine whether the Assessed Value has been properly established by the Assessor. It is understood that the arbitrators are empowered to confirm the Assessed Value or to determine a higher or a lower Assessed Value. Any payments in lieu of taxes due upon the Residential Project Facility may not be withheld by the Company pending determination of the Assessed Value by the arbitrators.

(C) Amount of Payments in Lieu of Taxes. (1) Notwithstanding anything to the contrary set forth in this Payment in Lieu of Tax Agreement, in each year during the term of this Payment in Lieu of Tax Agreement beginning on January 1, 2023 through December 31, 2052, the amount payable by the Company to the Agency on behalf of all of the Taxing Entities on January 1 of each year during the term of this Payment in Lieu of Tax Agreement, as an aggregate payment in lieu of property tax pursuant to this Payment in Lieu of Tax Agreement with respect to the Residential Project Facility, shall be fixed and shall be in the amounts as shown in the following table:

Year	TOTAL PILOT PAYMENT <sup>1</sup>	Year	TOTAL PILOT PAYMENT
2020	100% of Normal Taxes <sup>2</sup>	2037	\$62,374
2021	100% of Normal Taxes	2038	\$64,246
2022	100% of Normal Taxes	2039	\$66,173
2023	\$41,237	2040	\$68,158
2024	\$42,474	2041	\$70,204
2025	\$43,749	2042	\$72,310
2026	\$45,061	2043	\$74,479
2027	\$46,413	2044	\$76,713
2028	\$47,805	2045	\$79,014
2029	\$49,239	2046	\$81,385
2030	\$50,717	2047	\$83,826
2031	\$52,238	2048	\$86,341
2032	\$53,805	2049	\$88,931
2033	\$55,419	2050	\$91,599
2034	\$57,082	2051	\$94,347
2035	\$58,794	2052	\$97,177
2036	\$60,558		

(2) The fixed amounts noted in the table above will be allocated among Albany County, the City of Cohoes and the City of Cohoes City School District pro rata based on their respective tax rates.

(3) Beginning with the School District payment due on September 1, 2051 and thereafter, the payments in lieu of taxes payable by the Company to each Taxing Entity shall be equal as follows:

<sup>1</sup> The first "payment in lieu of tax payment" under the fixed payment schedule will be on January 1, 2023, and the payment made on such date will be for the following "tax payments" due to the taxing jurisdictions: (a) City of Cohoes - the January 1, 2023 city tax payment for fiscal year 2023, (b) Albany County - the January 1, 2023 county tax payment for fiscal year 2023, and (c) City of Cohoes City School District - the September 1, 2022 school payment for the fiscal year 2022-2023. The Company will be entitled to a credit under Section 2.03 hereof for any duplicative payments in lieu of taxes paid by the Company for the 2022-2023 fiscal year.

<sup>2</sup> The Company is obligated to make "tax" payments on September 1, 2020 to the City of Cohoes City School District and on January 1, 2021 to the City of Cohoes and Albany County. The first tax status date following the date of the execution and delivery of this Payment in Lieu of Tax Agreement is March 1, 2021. Accordingly, the first "payment in lieu of tax payment" under this Payment in Lieu of Tax Agreement will be September 1, 2021 to the City of Cohoes City School District for the School District's 2021-2022 fiscal year, and as noted in the schedule the payment will be equal to 100% of Normal Taxes. Similarly, on January 1, 2022, the Company will be obligated to make a "payment in lieu of tax payment" under this Payment in Lieu of Tax Agreement to Albany County and the City of Cohoes, for the fiscal year 2022 and such payment will be equal to 100% of Normal Taxes. No payment will be made by the Company in September of 2022 to the City of Cohoes City School District for the School District's 2022-2023 fiscal year. As described in footnote 1 above, the "first payment in lieu of tax payment" under the fixed payment schedule will be due on January 1, 2023, and such payment will be applied to Albany County, the City of Cohoes and the City of Cohoes City School District for the fiscal years as described in footnote 1, and will be allocated among such entities pro rata based on their respective tax rates.

(a) Determine the amount of general taxes and general assessments (hereinafter referred to as the “Normal Tax”) which would be payable to each Taxing Entity if the Residential Project Facility was owned by the Company and not the Agency by multiplying (i) the Assessed Value of the Residential Project Facility determined pursuant to Subsection (B) of this Section 2.02, by (ii) the tax rate or rates of such Taxing Entity that would be applicable to the Residential Project Facility if the Residential Project Facility was owned by the Company and not the Agency.

(b) The amount payable by the Company to the Receivers of Taxes on behalf of each Taxing Entity as a payment in lieu of property tax pursuant to this Payment in Lieu of Tax Agreement with respect to the Residential Project Facility shall be an amount equal to one hundred percent (100%) of the Normal Tax due each Taxing Entity with respect to the Residential Project Facility for such tax year.

(4) (a) On January 1, 2028 and January 1, 2036, the Company will deliver to the Agency a written certificate evidencing that the Company is in compliance with the terms and conditions of the New York State Housing Finance Agency Regulatory Agreement.

(b) Any failure by the Company to satisfy the provisions of Section 2.02(C)(4)(a) hereof will result in the following:

(i) a modification in the abatement schedule for the balance of the term of the Proposed Payment in Lieu of Tax Agreement to provide for increased payments in lieu of taxes, and

(ii) a modification in the expiration date of the Payment in Lieu of Tax Agreement to provide for a reduced term of the Payment in Lieu of Tax Agreement as follows:

(I) in the case of a failure under Section 2.02(C)(4)(a) relating to the January 1, 2028 delivery date, the new termination date of this Payment in Lieu of Tax Agreement will be December 31, 2033, and

(II) in the case of a failure under Section 2.02(C)(4)(a) relating to the January 1, 2036 delivery date, the new termination date of this Payment in Lieu of Tax Agreement will be December 31, 2041.

(D) Additional Amounts in Lieu of Taxes. Commencing on the first tax year following the date on which any structural addition shall be made to the Residential Project Facility or any portion thereof or any additional building or other structure shall be constructed on the Land (such structural additions and additional buildings and other structures being hereinafter referred to as “Additional Facilities”) the Company agrees to make additional annual payments in lieu of property taxes with respect to such Additional Facilities (such additional payments being hereinafter collectively referred to as “Additional Payments”) to the Receivers of Taxes with respect to such Additional Facilities, such Additional Payments to be computed separately for each Taxing Entity as follows:

(1) Determine the amount of general taxes and general assessments (hereinafter referred to as the “Additional Normal Tax”) which would be payable to each Taxing Entity with respect to such Additional Facilities if such Additional Facilities were owned by the Company and not the Agency as follows: (a) multiply the Additional Assessed Value (as hereinafter defined) of such Additional Facilities determined pursuant to subsection (E) of this Section 2.02 by (b) the tax

rate or rates of such Taxing Entity that would be applicable to such Additional Facilities if such Additional Facilities were owned by the Company and not the Agency, and (c) reduce the amount so determined by the amounts of any tax exemptions that would be afforded to the Company by such Taxing Entity if such Additional Facilities were owned by the Company and not the Agency.

(2) In each fiscal tax year during the term of this Payment in Lieu of Tax Agreement (commencing in the fiscal tax year when such Additional Facilities would first appear on the assessment roll of any Taxing Entity) if such Additional Facilities were owned by the Company and not the Agency, the amount payable by the Company to the Receivers of Taxes on behalf of each Taxing Entity as a payment in lieu of property tax with respect to such Additional Facilities pursuant to this Payment in Lieu of Tax Agreement shall be an amount equal to one hundred percent (100%) of the Normal Tax due each Taxing Entity with respect to such Additional Facilities for such fiscal tax year (unless the Agency and the Company shall enter into a separate written agreement regarding payments in lieu of property taxes with respect to such Additional Facilities, in which case the provisions of such separate written agreement shall control).

(E) Valuation of Additional Facilities. (1) The value of Additional Facilities for purposes of determining payments in lieu of taxes due under Section 2.02(D) hereof shall be determined by the Assessors of each respective Taxing Entity. The parties hereto agree that the Assessors shall (a) appraise the Additional Facilities in the same manner as other similar properties in the general area of the Residential Project Facility, and (b) place a value for assessment purposes (hereinafter referred to as the "Additional Assessed Value") upon the Additional Facilities, equalized if necessary by using the appropriate equalization rates as apply in the assessment and levy of real property taxes. The Company shall be entitled to written notice of the initial establishment of such Additional Assessed Value and of any change in such Additional Assessed Value.

(2) If the Company is dissatisfied with the amount of the Additional Assessed Value of the Additional Facilities as initially established or as changed, and if the Company shall have given written notice of such dissatisfaction to the appropriate Assessor and the Agency within thirty (30) days of receipt by the Company of written notice of the initial establishment of such Additional Assessed Value, or of a change in such Additional Assessed Value, then the Company shall be entitled to protest before, and to be heard by, the appropriate Assessor and the Agency. If the Agency, the Company and any Assessor shall fail to reach agreement as to the proper Additional Assessed Value of the Additional Facilities for purposes of determining payments in lieu of taxes due under this Payment in Lieu of Tax Agreement, then such Assessor, the Company and the Agency shall each select one arbitrator in accordance with the rules of the American Arbitration Association, each of whom shall be a qualified real estate appraiser, experienced in valuation for the purposes of tax assessment in the general area of the Residential Project Facility, which arbitrators shall, at the sole cost and expense of the Company, determine whether the Additional Assessed Value of the Additional Facilities has been properly established by the Assessor. It is understood that the arbitrators are empowered to confirm the Additional Assessed Value or to determine a higher or lower Additional Assessed Value. Any payments in lieu of taxes due upon such Additional Facilities pursuant to Section 2.02(D) hereof may not be withheld by the Company pending determination of the Additional Assessed Value by the arbitrators.

(F) Statements. Pursuant to Section 858(15) of the Act, the Agency agrees to give each Taxing Entity a copy of this Payment in Lieu of Tax Agreement within fifteen (15) days of the execution and delivery hereof, together with a request that a copy hereof be given to the appropriate officer or officers of the respective Taxing Entities responsible for preparing the tax rolls for said Tax Entities (each, a "Tax Billing Officer") and a request that said Tax Billing Officers submit to the Company and to the appropriate Receiver of Taxes periodic statements specifying the amount and due date or dates of the payments due

each Taxing Entity hereunder, such periodic statements to be submitted to the Company at approximately the times that tax bills are mailed by such Taxing Entities.

(G) Time of Payments. The Company agrees to pay the amounts due hereunder to the Receivers of Taxes for the benefit of each particular Taxing Entity in any fiscal tax year to the appropriate Receiver of Taxes within the period that such Taxing Entity allows payment of taxes levied in such fiscal tax year without penalty. The Company shall be entitled to receive receipts for such payments.

(H) Method of Payment. All payments by the Company hereunder shall be paid to the Receivers of Taxes in lawful money of the United States of America. The Receivers of Taxes shall in turn distribute the amounts so paid to the various Taxing Entities entitled to same.

SECTION 2.03. CREDIT FOR TAXES PAID. (A) Amount of Credit. The parties hereto acknowledge and agree that the obligation of the Company to make the payments provided in Section 2.02 of this Payment in Lieu of Tax Agreement shall be in addition to any and all other taxes and governmental charges of any kind whatsoever which the Company may be required to pay under the Lease Agreement. It is understood and agreed, however, that, should the Company pay in any fiscal tax year to any Taxing Entity any amounts in the nature of general property taxes, general assessments, service charges or other governmental charges of a similar nature levied and/or assessed upon the Residential Project Facility or the interest therein of the Company or the occupancy thereof by the Company (but not including, by way of example, (1) sales and use taxes, and (2) special assessments, special ad valorem levies or governmental charges in the nature of utility charges, including but not limited to water, solid waste, sewage treatment or sewer or other rents, rates or charges), then the Company's obligation to make payments in lieu of property taxes attributed to such fiscal tax year to such Taxing Entity hereunder shall be reduced by the amounts which the Company shall have so paid to such Taxing Entity in such fiscal tax year, but there shall be no cumulative or retroactive credit as to any payment in lieu of property taxes due to any other Taxing Entity or as to any payment in lieu of property taxes due to such Taxing Entity in any other fiscal tax year.

(B) Method of Claiming Credits. If the Company desires to claim a credit against any particular payment in lieu of tax due hereunder, the Company shall give the governing body of the affected Taxing Entity and the Agency prior written notice of its intention to claim any credit pursuant to the provision of this Section 2.03, said notice to be given by the Company at least thirty (30) days prior to the date on which such payment in lieu of tax is due pursuant to the provisions of Section 2.02(G) hereof. In the event that the governing body of the appropriate Taxing Entity desires to contest the Company's right to claim such credit, then said governing body, the Agency and the Company shall each select an arbitrator in accordance with the rules of the American Arbitration Association, each of whom shall meet the qualifications set forth in Section 2.02(B) hereof, which arbitrators shall, at the sole cost and expense of the Company, determine whether the Company is entitled to claim any credit pursuant to the provisions of this Section 2.03 and, if so, the amount of the credit to which the Company is entitled. It is understood that the arbitrators are empowered to confirm the amount of the credit claimed by the Company or to determine a lower or higher credit. When the Company shall have given notice, as provided herein, that it claims a credit, the amount of any payment in lieu of property taxes due hereunder against which the credit may be claimed may be withheld (to the extent of the credit claimed by the Company, but only to the extent that such credit may be claimed against said payment in lieu of taxes pursuant to the provisions of this Section 2.03) until the decision of the arbitrators is rendered. After the decision of the arbitrators is rendered, the payment in lieu of taxes due with respect to any reduction or disallowance by the arbitrators in the amount of the credit claimed by the Company shall, to the extent withheld as aforesaid, be immediately due and payable and shall be paid by the Company within thirty (30) days of said decision.

SECTION 2.04. LATE PAYMENTS. (A) First Month. Pursuant to Section 874(5) of the Act, if the Company shall fail to make any payment required by this Payment in Lieu of Tax Agreement when due,



the Company shall pay the same, together with a late payment penalty equal to five percent (5%) of the amount due.

(B) Thereafter. If the Company shall fail to make any payment required by this Payment in Lieu of Tax Agreement when due and such delinquency shall continue beyond the first month, the Company's obligation to make the payment so in default shall continue as an obligation of the Company to the affected Taxing Entity until such payment in default shall have been made in full, and the Company shall pay the same to the affected Taxing Entity together with (1) a late payment penalty of one percent (1%) per month for each month, or part thereof, that the payment due hereunder is delinquent beyond the first month, plus (2) interest thereon, to the extent permitted by law, at the greater of (a) one percent (1%) per month, or (b) the rate per annum which would be payable if such amount were delinquent taxes, until so paid in full.

## ARTICLE III

### LIMITED OBLIGATION

SECTION 3.01. NO RECOURSE; LIMITED OBLIGATION OF THE AGENCY. (A) No Recourse. All obligations, covenants, and agreements of the Agency contained in this Payment in Lieu of Tax Agreement shall be deemed to be the obligations, covenants, and agreements of the Agency and not of any member, officer, agent, servant or employee of the Agency in his individual capacity, and no recourse under or upon any obligation, covenant or agreement contained in this Payment in Lieu of Tax Agreement, or otherwise based upon or in respect of this Payment in Lieu of Tax Agreement, or for any claim based thereon or otherwise in respect thereof, shall be had against any past, present or future member, officer, agent (other than the Company), servant or employee, as such, of the Agency or any successor public benefit corporation or political subdivision or any person executing this Payment in Lieu of Tax Agreement on behalf of the Agency, either directly or through the Agency or any successor public benefit corporation or political subdivision or any person so executing this Payment in Lieu of Tax Agreement, it being expressly understood that this Payment in Lieu of Tax Agreement is a corporate obligation, and that no such personal liability whatever shall attach to, or is or shall be incurred by, any such member, officer, agent (other than the Company), servant or employee of the Agency or of any successor public benefit corporation or political subdivision or any person so executing this Payment in Lieu of Tax Agreement under or by reason of the obligations, covenants or agreements contained in this Payment in Lieu of Tax Agreement or implied therefrom; and that any and all such personal liability of, and any and all such rights and claims against, every such member, officer, agent (other than the Company), servant or employee under or by reason of the obligations, covenants or agreements contained in this Payment in Lieu of Tax Agreement or implied therefrom are, to the extent permitted by law, expressly waived and released as a condition of, and as a consideration for, the execution of this Payment in Lieu of Tax Agreement by the Agency.

(B) Limited Obligation. The obligations, covenants and agreements of the Agency contained herein shall not constitute or give rise to an obligation of the State of New York or City of Cohoes, New York, and neither the State of New York nor City of Cohoes, New York shall be liable thereon, and further such obligations, covenants and agreements shall not constitute or give rise to a general obligation of the Agency, but rather shall constitute limited obligations of the Agency payable solely from the revenues of the Agency derived and to be derived from the lease, sale or other disposition of the Residential Project Facility (except for revenues derived by the Agency with respect to the Unassigned Rights, as defined in the Lease Agreement).

(C) Further Limitation. Notwithstanding any provision of this Payment in Lieu of Tax Agreement to the contrary, the Agency shall not be obligated to take any action pursuant to any provision hereof unless (1) the Agency shall have been requested to do so in writing by the Company, and (2) if compliance with such request is reasonably expected to result in the incurrence by the Agency (or any of its members, officers, agents, servants or employees) of any liability, fees, expenses or other costs, the Agency shall have received from the Company security or indemnity and an agreement from the Company to defend and hold harmless the Agency satisfactory to the Agency for protection against all such liability, however remote, and for the reimbursement of all such fees, expenses and other costs.

ARTICLE IV  
EVENTS OF DEFAULT

SECTION 4.01. EVENTS OF DEFAULT. Any one or more of the following events shall constitute an event of default under this Payment in Lieu of Tax Agreement, and the terms "Event of Default" or "default" shall mean, whenever they are used in this Payment in Lieu of Tax Agreement, any one or more of the following events:

(A) Failure of the Company to pay when due any amount due and payable by the Company pursuant to this Payment in Lieu of Tax Agreement and continuance of said failure for a period of fifteen (15) days after written notice to the Company and the Lender stating that such payment is due and payable;

(B) Failure of the Company to observe and perform any other covenant, condition or agreement on its part to be observed and performed hereunder (other than as referred to in paragraph (A) above) and continuance of such failure for a period of thirty (30) days after written notice to the Company specifying the nature of such failure and requesting that it be remedied; provided that if such default cannot reasonably be cured within such thirty (30) day period and if the Company shall have commenced action to cure the breach of covenant, condition or agreement within said thirty (30) day period and thereafter diligently and expeditiously proceeds to cure the same, such thirty (30) day period shall be extended for so long as the Company shall require in the exercise of due diligence to cure such default, it being agreed that no such extension shall be for a period in excess of ninety (90) days in the aggregate from the date of default. Any cure of any default tendered by the investor limited partner of the Company shall be accepted or rejected on the same basis as if tendered by the Company itself; or

(C) Any warranty, representation or other statement by or on behalf of the Company contained in this Payment in Lieu of Tax Agreement shall prove to have been false or incorrect in any material respect on the date when made or on the effective date of this Payment in Lieu of Tax Agreement and (1) shall be materially adverse to the Agency at the time when the notice referred to below shall have been given to the Company and (2) if curable, shall not have been cured within thirty (30) days after written notice of such incorrectness shall have been given to a responsible officer of the Company, provided that if such incorrectness cannot reasonably be cured within said thirty-day period and the Company shall have commenced action to cure the incorrectness within said thirty-day period and, thereafter, diligently and expeditiously proceeds to cure the same, such thirty-day period shall be extended for so long as the Company shall require, in the exercise of due diligence, to cure such default.

For the avoidance of doubt, the Agency agrees that a default or Event of Default by 70 Delaware Commercial under any document entered into with the Agency with respect to the Commercial Project shall not constitute a default or Event of Default.

SECTION 4.02. REMEDIES ON DEFAULT. (A) General. (1) Whenever any Event of Default shall have occurred with respect to this Payment in Lieu of Tax Agreement, the Agency (or if such Event of Default concerns a payment required to be made hereunder to any Taxing Entity, then with respect to such Event of Default such Taxing Entity) may take whatever action at law or in equity as may appear necessary or desirable to collect the amount then in default or to enforce the performance and observance of the obligations, agreements and covenants of the Company under this Payment in Lieu of Tax Agreement.

(2) In connection with the mailing by the Agency of any notice of default pursuant to this Article IV, the Agency shall also mail a copy of such notice to the Lender.

(B) Cross-Default. In addition, an Event of Default hereunder shall constitute an event of default under Article X of the Lease Agreement. Upon the occurrence of an Event of Default hereunder resulting from a failure of the Company to make any payment required hereunder, the Agency shall have, as a remedy therefor under the Lease Agreement, among other remedies, the right to terminate the Lease Agreement and convey the Residential Project Facility to the Company, thus subjecting the Residential Project Facility to immediate full taxation pursuant to Section 520 of the Real Property Tax Law of the State.

(C) Separate Suits. Each such Event of Default shall give rise to a separate cause of action hereunder and separate suits may be brought hereunder as each cause of action arises.

(D) Venue. The Company irrevocably agrees that any suit, action or other legal proceeding arising out of this Payment in Lieu of Tax Agreement may be brought in the courts of record of the State, consents to the jurisdiction of each such court in any such suit, action or proceeding, and waives any objection which it may have to the laying of the venue of any such suit, action or proceeding in any of such courts.

SECTION 4.03. PAYMENT OF ATTORNEY'S FEES AND EXPENSES. Pursuant to Section 874(6) of the Act, if the Company should default in performing any of its obligations, covenants or agreements under this Payment in Lieu of Tax Agreement and the Agency or any Taxing Entity should employ attorneys or incur other expenses for the collection of any amounts payable hereunder or for the enforcement of performance or observance of any obligation, covenant or agreement on the part of the Company herein contained, the Company agrees that it will, on demand therefor, pay to the Agency or such Taxing Entity, as the case may be, not only the amounts adjudicated due hereunder, together with the late payment penalty and interest due thereon, but also the reasonable fees and disbursements of such attorneys and all other expenses, costs and disbursements so incurred, whether or not an action is commenced.

SECTION 4.04. REMEDIES; WAIVER AND NOTICE. (A) No Remedy Exclusive. No remedy herein conferred upon or reserved to the Agency or any Taxing Entity is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Payment in Lieu of Tax Agreement or now or hereafter existing at law or in equity or by statute.

(B) Delay. No delay or omission in exercising any right or power accruing upon the occurrence of any Event of Default hereunder shall impair any such right or power or shall be construed to be a waiver thereof, but any such right or power may be exercised from time to time and as often as may be deemed expedient.

(C) Notice Not Required. In order to entitle the Agency or any Taxing Entity to exercise any remedy reserved to it in this Payment in Lieu of Tax Agreement, it shall not be necessary to give any notice, other than such notice as may be expressly required in this Payment in Lieu of Tax Agreement.

(D) No Waiver. In the event any provision contained in this Payment in Lieu of Tax Agreement should be breached by any party and thereafter duly waived by the other party so empowered to act, such waiver shall be limited to the particular breach so waived and shall not be deemed to be a waiver of any other breach hereunder. No waiver, amendment, release or modification of this Payment in Lieu of Tax Agreement shall be established by conduct, custom or course of dealing.

## ARTICLE V

### MISCELLANEOUS

SECTION 5.01. TERM. (A) General. This Payment in Lieu of Tax Agreement shall become effective and the obligations of the Company shall arise absolutely and unconditionally upon the approval of this Payment in Lieu of Tax Agreement by resolution of the Agency and the execution and delivery of this Payment in Lieu of Tax Agreement by the Company, the HDFC and the Agency. Unless otherwise provided by amendment hereof, this Payment in Lieu of Tax Agreement shall continue to remain in effect until the earlier to occur of (1) December 31, 2052 or (2) the date on which the Residential Project Facility is reconveyed by the Agency to the Company pursuant to Article X or Article XI of the Lease Agreement.

(B) Extended Term. In the event that (1) the Residential Project Facility shall be reconveyed to the Company, (2) on the date on which the Company obtains the Agency's interest in the Residential Project Facility, the Residential Project Facility shall be assessed as exempt upon the assessment roll of any one or more of the Taxing Entities, and (3) the fact of obtaining title to the Agency's interest in the Residential Project Facility shall not immediately obligate the Company to make pro-rata tax payments pursuant to legislation similar to Chapter 635 of the 1978 Laws of the State (codified as subsection 3 of Section 302 of the Real Property Tax Law and Section 520 of the Real Property Tax Law), this Payment in Lieu of Tax Agreement shall remain in full force and effect and the Company shall be obligated to make payments to the Receiver of Taxes in amounts equal to those amounts which would be due from the Company to the respective Taxing Entities if the Residential Project Facility were owned by the Company and not the Agency until the first tax year in which the Company shall appear on the tax rolls of the various Taxing Entities having jurisdiction over the Residential Project Facility as the legal owner of record of the Residential Project Facility.

SECTION 5.02. FORM OF PAYMENTS. The amounts payable under this Payment in Lieu of Tax Agreement shall be payable in such coin and currency of the United States of America as at the time of payment shall be legal tender for the payment of public and private debts.

SECTION 5.03. COMPANY ACTS. Where the Company is required to do or accomplish any act or thing hereunder, the Company may cause the same to be done or accomplished with the same force and effect as if done or accomplished by the Company.

SECTION 5.04. AMENDMENTS. This Payment in Lieu of Tax Agreement may not be effectively amended, changed, modified, altered or terminated except by an instrument in writing executed by the parties hereto.

SECTION 5.05. NOTICES. (A) General. All notices, certificates or other communications hereunder shall be in writing and may be personally served, telecopied or sent by courier service or United States mail and shall be sufficiently given and shall be deemed given when (1) delivered in person or by courier to the applicable address stated below, (2) when received by telecopy or (3) three business days after deposit in the United States, by United States mail (registered or certified mail, postage prepaid, return receipt requested, properly addressed), or (4) when delivered by such other means as shall provide the sender with documentary evidence of such delivery, or when delivery is refused by the addressee, as evidenced by the affidavit of the Person who attempted to effect such delivery.

(B) Notices Given by Taxing Entities. Notwithstanding the foregoing, notices of assessment or reassessment of the Residential Project Facility and other notices given by a Taxing Entity under Article II hereof shall be sufficiently given and shall be deemed given when given by the Taxing Entity in the same manner in which similar notices are given to owners of taxable properties by such Taxing Entity.

(C) Addresses. The addresses to which notices, certificates and other communications hereunder shall be delivered are as follows:

IF TO THE COMPANY:

70 Delaware Associates L.P.  
621 Columbia Street Extension  
Cohoes, New York 12047  
Attention: Todd C. Curley  
Dean M. DeVito

WITH A COPY TO:

Cannon Heyman & Weiss, LLP  
54 State Street, 5<sup>th</sup> Floor  
Albany, New York 12207  
Attention: Melissa M. Beskid, Esq.

AND TO:

White Birch Development LLC  
c/o Touchstone Builders, Inc.  
200 Business Park Drive, Suite 203  
Armonk, New York 10504  
Attention: Mark Beida

AND TO:

RAH Investor 264 LLC  
c/o Regions Affordable Housing LLC  
111 Great Neck Road, Suite 500  
Great Neck, New York 11021  
Attention: Victor Sostar

AND TO:

Berman Indictor LLP  
30 North 41<sup>st</sup> Street, Suite 450  
Philadelphia, Pennsylvania 19104  
Attention: Penny S. Indictor, Esq.

IF TO THE HDFC:

70 Delaware Housing Development Fund Company, Inc.  
McCloskey Community Service Corporation  
40 North Main Avenue  
Albany, New York 12203  
Attention: Charles T. Rockwell, Jr.

WITH A COPY TO:

Tobin & Dempf  
515 Broadway  
Albany, New York 12207  
Attention: Michael Costello, Esq.

IF TO THE LENDER:

New York State Housing Finance Agency  
641 Lexington Avenue  
New York, New York 10022  
Attention: President, Finance and Development  
Attention: Senior Vice President and Counsel

AND:

State of New York Mortgage Agency  
641 Lexington Avenue  
New York, New York 10022  
Attention: Senior Vice President, Mortgage Insurance Division

IF TO THE AGENCY:

City of Cohoes Industrial Development Agency  
97 Mohawk Street  
Cohoes, New York 12047  
Attention: Chairman

WITH A COPY TO:

Hodgson Russ LLP  
677 Broadway, Suite 301  
Albany, New York 12207  
Attention: A. Joseph Scott, III, Esq.

(D) Copies. A copy of any notice given hereunder by the Company which affects in any way a Taxing Entity shall also be given to the chief executive officer of such Taxing Entity.

(E) Change of Address. The Agency, the HDFC, the Lender and the Company may, by notice given hereunder, designate any further or different addresses to which subsequent notices, certificates and other communications shall be sent.

**SECTION 5.06. BINDING EFFECT.** This Payment in Lieu of Tax Agreement shall inure to the benefit of, and shall be binding upon, the Agency, the HDFC, the Company and their respective successors and assigns. The provisions of this Payment in Lieu of Tax Agreement are intended to be for the benefit of the Agency and the respective Taxing Entities.

**SECTION 5.07. SEVERABILITY.** If any article, section, subdivision, paragraph, sentence, clause, phrase, provision or portion of this Payment in Lieu of Tax Agreement shall for any reason be held or adjudged to

be invalid or illegal or unenforceable by any court of competent jurisdiction, such article, section, subdivision, paragraph, sentence, clause, phrase, provision or portion so adjudged invalid, illegal or unenforceable shall be deemed separate, distinct and independent and the remainder of this Payment in Lieu of Tax Agreement shall be and remain in full force and effect and shall not be invalidated or rendered illegal or unenforceable or otherwise affected by such holding or adjudication.

SECTION 5.08. COUNTERPARTS. This Payment in Lieu of Tax Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

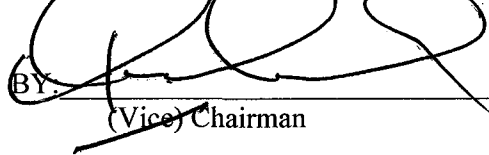
SECTION 5.09. APPLICABLE LAW. This Payment in Lieu of Tax Agreement shall be governed by and construed in accordance with the laws of the State of New York.

SECTION 5.10. ASSIGNMENT OF THE PAYMENT IN LIEU OF TAX AGREEMENT. Notwithstanding any provision contained in the Basic Documents to the contrary, this Payment in Lieu of Tax Agreement may not be assigned by the Company, in whole or in part, without the prior written consent of the Agency, which consent may not be unreasonably withheld; provided, however, that the Agency hereby consents to the assignment of this Payment in Lieu of Tax Agreement to HFA and/or State of New York Mortgage Agency, together with their successors and/or assigns (collectively, "Lender") in the event that Lender acquires title to the Property in a foreclosure or by deed in lieu of foreclosure provided that Lender cures any default of Company hereunder that is monetary in nature or otherwise is capable of being cured by Lender. For the avoidance of doubt, "successors and/or assigns" shall not include any third-party purchaser who acquires title to the Property from Lender following a foreclosure or deed in lieu of foreclosure. Upon an assignment by Lender of this Payment in Lieu of Tax Agreement, Lender shall provide Agency with a written notice of such assignment together with all contact information of Lender.



IN WITNESS WHEREOF, the Agency, the Company and the HDFC have caused this Payment in Lieu of Tax Agreement to be executed in their respective names by duly authorized officers thereof, all being done as of the date first above written.

CITY OF COHOES INDUSTRIAL  
DEVELOPMENT AGENCY

BY:   
(Vice) Chairman

70 DELAWARE ASSOCIATES L.P.,  
a New York limited partnership

By: 70 Delaware Partners LLC,  
its general partner  
By: Prime White Birch LLC,  
its manager  
By: White Birch Holdings LLC,  
its manager

BY: \_\_\_\_\_  
Name:  
Title:

70 DELAWARE HOUSING DEVELOPMENT FUND  
COMPANY INC.,  
a New York not for profit corporation

BY: \_\_\_\_\_  
Name:  
Title:

IN WITNESS WHEREOF, the Agency, the Company and the HDFC have caused this Payment in Lieu of Tax Agreement to be executed in their respective names by duly authorized officers thereof, all being done as of the date first above written.

CITY OF COHOES INDUSTRIAL  
DEVELOPMENT AGENCY

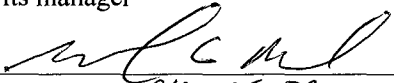
BY: \_\_\_\_\_  
(Vice) Chairman

70 DELAWARE ASSOCIATES L.P.,  
a New York limited partnership

By: 70 Delaware Partners LLC,  
its general partner

By: Prime White Birch LLC,  
its manager

By: White Birch Holdings LLC,  
its manager

BY:   
Name: MARK BEIDA  
Title: MANAGING MEMBER

70 DELAWARE HOUSING DEVELOPMENT FUND  
COMPANY INC.,  
a New York not for profit corporation

BY: \_\_\_\_\_  
Name:  
Title:

IN WITNESS WHEREOF, the Agency, the Company and the HDFC have caused this Payment in Lieu of Tax Agreement to be executed in their respective names by duly authorized officers thereof, all being done as of the date first above written.

CITY OF COHOES INDUSTRIAL  
DEVELOPMENT AGENCY

BY: \_\_\_\_\_  
(Vice) Chairman

70 DELAWARE ASSOCIATES L.P.,  
a New York limited partnership

By: 70 Delaware Partners LLC,  
its general partner  
By: Prime White Birch LLC,  
its manager  
By: White Birch Holdings LLC,  
its manager

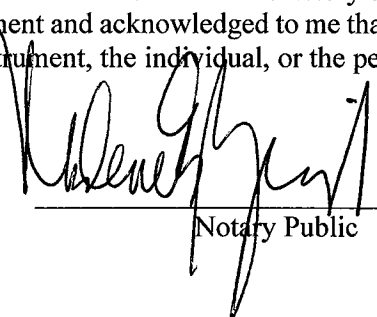
BY: \_\_\_\_\_  
Name:  
Title:

70 DELAWARE HOUSING DEVELOPMENT FUND  
COMPANY INC.,  
a New York not for profit corporation

BY: \_\_\_\_\_  
Name:   
Title: PASTOR BENDER  
PRESIDENT

STATE OF NEW YORK     )  
  )ss:  
COUNTY OF ALBANY     )

On the 17<sup>th</sup> day of July, in the year 2020, before me, the undersigned, personally appeared RODNEY J. DION, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



---

Notary Public

Nadene E. Zeigler  
Notary Public, State of New York  
No. 02ZE5050898  
Qualified in Albany County  
Commission Expires October 23, 2021

STATE OF NEW YORK )  
COUNTY OF Westchester)<sup>ss:</sup>

On the 14<sup>th</sup> day of July, in the year 2020, before me, the undersigned, personally appeared Mark Beida, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Agata Omylak  
Notary Public

AGATA OMYLAK  
NOTARY PUBLIC, STATE OF NEW YORK  
NO. 01OM6185387  
QUALIFIED IN QUEENS COUNTY  
COMMISSION EXPIRES APRIL 14, 2024



EXHIBIT A

**DESCRIPTION OF THE LEASED LAND**

A leasehold interest created by a certain lease to agency dated as of July 1, 2020 (the "Lease to Agency") between 70 Delaware Associates L.P. (the "Company") and 70 Delaware Housing Development Fund Company, Inc. (the "HDFC"), as landlord, and City of Cohoes Industrial Development Agency (the "Agency"), as tenant, in an approximately 3.50 acre parcel of land (the "Leased Land") located at 70 Delaware Avenue in the City of Cohoes, Albany County, New York, said Leased Land being more particularly described below), together with any improvements now or hereafter located on the Leased Land (the Leased Land and all such improvements being sometimes collectively referred to as the "Leased Premises"):

ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND situate, lying and being in the City of Cohoes, Albany County, New York, bounded and described as follows:

- SEE ATTACHED -

***First American Title Insurance Company***

*Issued by*

***SMPR TITLE AGENCY, INC.***

**SCHEDULE A  
DESCRIPTION OF PREMISES**

All that certain lot or parcel of land, situate lying and being on Van Schaick Island in the City of Cohoes, County of Albany and State of New York, being more particularly bounded and described as follows:

BEGINNING AT A POINT MARKED WITH AN IRON ROD SET IN THE SOUTHERLY LINE OF ONTARIO STREET WHERE THE SAME IS INTERSECTED BY THE EASTERLY LINE OF DELAWARE AVENUE; RUNNING THENCE SOUTH 32° 19' 45" WEST ALONG THE EASTERLY LINE OF DELAWARE AVENUE, A DISTANCE OF 486.02 FEET TO A POINT MARKED WITH A CAPPED IRON ROD SET; THENCE SOUTH 57° 40' 15" EAST ALONG LANDS NOW OR FORMERLY OF VAN SCHAICK LUXURY MARINA & VILLAGE, INC. A DISTANCE OF 125.00 FEET TO AN IRON ROD FOUND; THENCE NORTH 32° 19' 45" EAST CONTINUING ALONG LANDS NOW OR FORMERLY OF VAN SCHAICK LUXURY MARINA & VILLAGE, INC. A DISTANCE OF 91.00 FEET TO A POINT MARKED WITH A CAPPED IRON ROD SET; THENCE SOUTH 57° 40' 15" EAST CONTINUING ALONG LANDS NOW OR FORMERLY OF VAN SCHAICK LUXURY MARINA & VILLAGE, INC. PASSING THROUGH A POINT MARKED WITH A CAPPED IRON ROD SET ON LINE AT 177.62 FEET A TOTAL DISTANCE OF 202.65 FEET TO A POINT IN THE WESTERLY BANK OF THE HUDSON RIVER; THENCE NORTHERLY ALONG THE WESTERLY BANK OF THE HUDSON RIVER AS IT WINDS AND TURNS THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) NORTH 28° 25' 25" EAST A DISTANCE OF 77.50 FEET TO A POINT, 2) NORTH 42° 18' 15" EAST A DISTANCE OF 87.20 FEET TO A POINT, 3) NORTH 39° 25' 39" EAST A DISTANCE OF 90.16 FEET TO A POINT, 4) NORTH 40° 43' 23" EAST A DISTANCE OF 59.01 FEET TO A POINT, AND: 5) NORTH 53° 31' 37" EAST A DISTANCE OF 68.92 FEET TO A POINT WHERE IT INTERSECTS THE SOUTHERLY LINE OF ONTARIO STREET; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF ONTARIO STREET THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) NORTH 50° 42' 47" WEST, PASSING THROUGH A POINT MARKED WITH A CAPPED IRON ROD SET ON LINE AT 16.67 FEET A TOTAL DISTANCE OF 151.41 FEET TO A POINT MARKED WITH A CAPPED IRON ROD SET, AND 2) NORTH 57° 19' 54" WEST A DISTANCE OF 231.86 FEET TO THE POINT AND PLACE OF BEGINNING.

FOR CONVEYANCE ONLY, NOT TO BE INSURED: CONTAINING 3.34± ACRES OF LAND, MORE OR LESS.

SMPR Title Agency, Inc - *First American Title Insurance Company* - SMPR Title Agency, Inc.