

STEBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY

AND

LOUISIANA-PACIFIC CORPORATION

TAX AGREEMENT

Address:

6945 and 6946 County Route 113
Town of Bath
Steuben County, New York

Affected Tax Jurisdictions:

Steuben County
Town of Bath
Bath Central School District

Tax Map No:

144.00-02-009.112

Dated as of May 2, 2022

TAX AGREEMENT

THIS TAX AGREEMENT (the "Tax Agreement"), dated as of May 2, 2022, by and between **STEBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY**, a public benefit corporation duly existing under the laws of the State of New York, with offices located at 7234 Route 54, Bath, New York 14810 (the "Agency"), and **LOUISIANA-PACIFIC CORPORATION**, a business corporation duly formed and validly existing under the laws of the State of Delaware and authorized to conduct business in the State of New York, with offices at 414 Union Street, Suite 2000, Nashville, Tennessee 37219 (the "Company").

WITNESSETH:

WHEREAS, the Agency was created by Chapter 178 of the Laws of 1972 of the State of New York pursuant to Title I of Article 18-A of the General Municipal Law of the State of New York (collectively, the "Act") as a body corporate and politic and as a public benefit corporation of the State of New York; and

WHEREAS, the Company has submitted an application (the "Application") to the Agency requesting the Agency's assistance with respect to a certain project (the "Project") consisting of: (i) the acquisition of a leasehold or other interest in certain real property located at 6945 and 6946 County Route 113 in the Town of Bath, New York (the "Land", being more particularly identified as tax parcel No. 144.00-02-009.112); (ii) the planning, design, construction and operation of an approximately 80,000 square foot manufacturing facility (collectively, the "Improvements"); and (iii) the acquisition of and installation in and around the Land and the Improvements by the Company of certain items of machinery, equipment and other tangible personal property (the "Equipment"; and, together with the Land and the Improvements, the "Facility"); and

WHEREAS, in order to induce the Company to acquire, construct and equip the Facility, the Agency is willing to take a leasehold interest in the Land, the Improvements, the Equipment and other personal property constituting the Facility and lease said Land, Improvements, Equipment and other personal property back to the Company pursuant to the terms and conditions of a certain Leaseback Agreement, by and between the Agency, as lessor, and the Company, as lessee, to be dated on or about the date hereof (the "Leaseback Agreement"); and

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

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

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

Section I - Payment in Lieu of Ad Valorem Taxes.

1.1 A. Subject to the completion and filing by the taxable status date **March 1, 2024** (the "Taxable Status Date") of New York State Form RP-412-a "Application For Real Property Tax Exemption" (the "Exemption Application") under Section 412-a of the New York State Real Property Tax Law and Section 874 of the Act and the approval of the Exemption Application by the appropriate assessors or Board of Assessment Review, the Facility shall be exempt from Real Estate Taxes commencing with the 2025 County and Town tax years and the 2024-25 School tax year. For purposes of the foregoing "Real Estate Taxes" means all general levy real estate taxes levied against the Facility by the County, Town and School. The Company shall provide to the Agency the information necessary for the completion and filing of the Exemption Application and shall provide such additional information and take such actions as are required by the appropriate assessors or Board of Assessment Review to process and approve the Exemption Application. Notwithstanding anything contained herein or in the Leaseback Agreement to the contrary, in the event the exemption from Real Estate Taxes is denied for any reason, the Company shall pay (and hereby agrees to pay) all Real Estate Taxes levied upon the Facility as they become due. After giving written notice to the Agency, the Company may in good faith contest the denial of the Exemption Application, provided that (i) the overall operating efficiency of the Facility is not impaired and the Facility continues to qualify as a "project" under the Act; (ii) neither the Facility nor any part of or interest in it would be in any danger of being sold, forfeited or lost; or (iii) neither the Company nor the Agency, as a result of such contest, shall be in any danger of any civil or criminal liability. The Company hereby waives any claim or cause of action against the Agency, and releases the Agency from any liability to the Company arising from the denial of an exemption from Real Estate Taxes except to the extent that such denial results solely from the failure of the Agency to file the Exemption Application with the appropriate assessors or Board of Assessment Review by the Taxable Status Date.

B. Interim Real Estate Taxes. To the extent imposed by any of the Affected Tax Jurisdictions, the Company shall pay all Real Estate Taxes relating to the Land due and payable from the date hereof through the Taxable Status Date and any applicable time periods prior to those set forth within Section 1.5.

C. Payee. For the term of this Tax Agreement, the Company agrees to pay on or before January 1 of each calendar year for Town and County taxes and on or before October 1 of each calendar year for School taxes (collectively, the "Payment Date"), commencing on January 1, 2025 and October 1, 2024, respectively, to the Agency at 7234 Route 54, P.O. Box 393, Bath, New York 14810, or at such other address as shall be designated from time to time by the Agency, on behalf of the Affected Tax Jurisdictions and as a payment in lieu of taxes, an amount equal to the payment calculated as described on **Schedule A** (the "Total Payment").

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

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

1.3 Tax Rates. For purposes of determining the allocation of the Total Payment among the Affected Tax Jurisdictions, the Agency shall use the last tax rate utilized for levy of taxes by each such jurisdiction. For County and Town and special district purposes, the tax rates used to determine the allocation of the Total Payment shall be the tax rates relating to the calendar year which includes the Total Payment due date. For School purposes, the tax rates used to determine the Total Payment shall be the rate relating to the school year which includes the Total Payment due date.

1.4 Valuation of Future Additions to the Facility: If there shall be a future addition to the Facility constructed or added in any manner after the date of this Tax Agreement, the Company shall notify the Agency of such future addition ("Future Addition"). The notice to the Agency shall contain a copy of the application for a building permit, plans and specifications, and any other relevant information that the Agency may thereafter request. Upon the earlier of substantial completion, or the issuance of a certificate of occupancy for any such Future Addition to the Facility, the Company shall become liable for payment of an increase in the Total Payment if the Future Addition shall cause an increase in the assessed value of the Facility, as determined by the Agency or applicable tax assessor. The Agency shall notify the Company of any proposed increase in the Total Payment related to such Future Addition. If the Company shall disagree with the determination of assessed value for any Future Additions made by the Agency, then and in that event that valuation shall be fixed by a court of competent jurisdiction. Notwithstanding any disagreement between the Company and the Agency, the Company shall pay the increased Total Payment until a different Total Payment shall be established. If a lesser Total Annual Payment is determined in any proceeding or by subsequent agreement of the parties, the Total Payment shall be re-computed and any excess payment shall be refunded to the Company or, in the Agency's sole discretion, such excess payment shall be applied as a credit against the next succeeding Total Payment(s).

1.5 Period of Benefits. The tax benefits provided for herein should be deemed to include (i) the 2024-2025 School tax year through the 2043-2044 School tax year, and (ii) the 2025 County and Town tax year through the 2044 County and Town tax year. This Tax Agreement shall **expire on December 31, 2044**; *provided, however*, the Company shall pay the 2044-2045 School tax bill and the 2045 County and Town tax bills on the dates and in the amounts as if the Agency were not in title on the tax status date with respect to said tax years. In no event shall the Company be entitled to receive tax benefits relative to the Facility for more than the periods provided for herein, unless the period is extended by amendment to this Tax Agreement executed by both parties after any applicable public hearings. The Company agrees that, during the term hereof, it will not seek any tax exemption for the Facility which could

provide benefits for more than the periods provided for herein and specifically agrees that the exemptions provided for herein, to the extent actually received (based on the number of lease years elapsed), supersede and are in substitution of the exemptions provided by Section 485-b of the New York Real Property Tax Law ("RPTL"). It is hereby agreed and understood that the Affected Tax Jurisdictions can rely upon and enforce the above waiver to the same extent as if they were signatories hereto.

Section II - Special District Charges, Special Assessments and Other Charges.

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

Section III - Transfer of Facility.

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

Section IV - Assessment Challenges.

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

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

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

Section V - Changes in Law.

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

Section VI - Events of Default.

6.1 The following shall constitute "Events of Default" hereunder. The failure by the Company to: (i) make the payments described in Section I within thirty (30) days of the Total Payment date (the "Delinquency Date"); (ii) make any other payments described herein on or before the last day of any applicable cure period within which said payment can be made without penalty; or (iii) the occurrence and continuance of any events of default under the Leaseback Agreement after any applicable cure periods. Upon the occurrence of any Event of Default hereunder, in addition to any other right or remedy the Agency and/or the Affected Tax Jurisdictions may have at law or in equity, the Agency and/or Affected Tax Jurisdictions may, immediately and without further notice to the Company (but with notice to the Agency with respect to actions maintained by the Affected Tax Jurisdictions) pursue any action in the courts to enforce payment or to otherwise recover directly from the Company any amounts so in default. The Agency and the Company hereby acknowledge the right of the Affected Tax Jurisdictions to recover directly from the Company any amounts so in default pursuant to Section 874(6) of the General Municipal Law, and the Company shall immediately notify the Agency of any action brought, or other measure taken, by any Affected Tax Jurisdiction to recover any such amount.

6.2 If payments pursuant to Section I herein are not made by the Delinquency Dates, or if any other payment required to be made hereunder is not made by the last day of any applicable cure period within which said payment can be made without penalty, the Company shall pay penalties and interest as follows. With respect to payments to be made pursuant to Section I herein, if said payment is not received by the Delinquency Date defined in Section 6.1 herein, Company shall pay, in addition to said payment, (i) a late payment penalty equal to five percent (5%) of the amount due and (ii) for each month, or any part thereof, that any such payment is delinquent beyond the first month commencing on or after such Delinquency Date, interest on the total amount due plus the late payment penalty, in an amount equal to one percent (1%) per month. With respect to all other payments due hereunder, if said payment is not paid within any applicable cure period, Company shall pay, in addition to said payment, the greater of the applicable penalties and interest or penalties and interest which would have been incurred had payments made hereunder been tax payments to the Affected Tax Jurisdictions.

6.3 Notwithstanding anything to the contrary contained in this Tax Agreement or the Leaseback Agreement, upon the occurrence and during the occurrence of any Event of Default, the Agency shall not have the right to accelerate unpaid payments to be made pursuant to Section I herein not yet due and payable.

Section VII - Assignment.

7.1 No portion of any interest in this Tax Agreement may be assigned by the Company, nor shall any person other than the Company be entitled to succeed to or otherwise obtain any benefits of the Company hereunder without the prior written consent of the Agency, which shall not be unreasonably withheld or delayed.

Section VIII - Miscellaneous.

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

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

To the Agency: Steuben County Industrial Development Agency
 P.O. Box 393
 7234 Route 54 North
 Bath, New York 14810
 Attn: James C. Johnson, Executive Director

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

To the Company: Louisiana-Pacific Corporation
 414 Union Street, Suite 2000
 Nashville, Tennessee 37219
 Attn: Bob Hopkins, Treasurer

With a Copy To: Barclay Damon LLP
 125 East Jefferson Street
 Syracuse, New York 13202
 Attn: Heather Sunser, Esq.

or at such other address as any party may from time to time furnish to the other party by notice given in accordance with the provisions of this Section. All notices shall be deemed given when mailed or personally delivered in the manner provided in this Section.

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

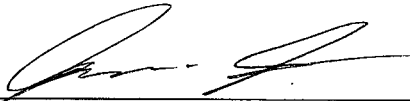
8.4 Notwithstanding any other term or condition contained herein, all obligations of the Agency hereunder shall constitute a special obligation payable solely from the revenues and other monies, if any, derived from the Facility and paid to the Agency by the Company. Neither member of the Agency nor any person executing this Tax Agreement on its behalf shall be liable personally under this Tax Agreement. No recourse shall be had for the payment of the principal or interest on amounts due hereunder or for any claim based upon or in respect of any modification of or supplement hereto against any past, present or future member, officer, agent, servant, or employee, as such, of the Agency, or of any successor or political subdivision, either directly or through the Agency or any such successor, all such liability of such members, officer, agents, servants and employees being, to the extent permitted by law, expressly waived and released by the acceptance hereof and as part of the consideration for the execution of this Tax Agreement.

[Remainder of Page Intentionally Left Blank]

[Signature Page to Tax Agreement]

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

**STEBEN COUNTY INDUSTRIAL
DEVELOPMENT AGENCY**

By: 
Name: James C. Johnson
Title: Executive Director

LOUISIANA-PACIFIC CORPORATION

By: _____
Name: Bob Hopkins
Title: Treasurer

[Signature Page to Tax Agreement]

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

**STEBEN COUNTY INDUSTRIAL
DEVELOPMENT AGENCY**

By: _____
Name: James C. Johnson
Title: Executive Director

LOUISIANA-PACIFIC CORPORATION

By:  _____
Name: Bob Hopkins
Title: Treasurer

**TAX AGREEMENT DATED AS OF
MAY 2, 2022, BY AND BETWEEN
STEUBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY
AND
LOUISIANA-PACIFIC CORPORATION**

"Total Payment" shall mean an amount per annum as set forth below.

Tax Year	School Tax Year	County/Town Tax Year	Town Total Annual Payment*	County Total Annual Payment*	School Total Annual Payment*
Interim	2021-22; 2022-23 & 2023-24	2022; 2023 & 2024	Full Taxes	Full Taxes	Full Taxes
Year 1	2024-25	2025	\$3,861	\$6,856	\$14,175
Year 2	2025-26	2026	\$3,939	\$6,993	\$14,459
Year 3	2026-27	2027	\$4,017	\$7,133	\$14,748
Year 4	2027-28	2028	\$8,195	\$14,552	\$30,085
Year 5	2028-29	2029	\$8,359	\$14,843	\$30,687
Year 6	2029-30	2030	\$8,526	\$15,140	\$31,301
Year 7	2030-31	2031	\$13,045	\$23,164	\$47,890
Year 8	2031-32	2032	\$13,306	\$23,627	\$48,848
Year 9	2032-33	2033	\$13,573	\$24,099	\$49,825
Year 10	2033-34	2034	\$18,459	\$32,775	\$67,762
Year 11	2034-35	2035	\$18,828	\$33,431	\$69,117
Year 12	2035-36	2036	\$19,204	\$34,099	\$70,500
Year 13	2036-37	2037	\$24,486	\$43,477	\$89,887
Year 14	2037-38	2038	\$24,975	\$44,346	\$91,685
Year 15	2038-39	2039	\$25,475	\$45,233	\$93,518
Year 16	2039-40	2040	\$31,181	\$55,365	\$114,467
Year 17	2040-41	2041	\$31,805	\$56,472	\$116,756
Year 18	2041-42	2042	\$32,441	\$57,602	\$119,091

The Total Tax Payment includes taxation of the Land and the Improvements. Upon expiration of this Tax Agreement, the Land and the Improvements shall be subject to full taxation by the Affected Tax Jurisdictions.



INDUSTRIAL DEVELOPMENT AGENCIES
APPLICATION FOR REAL PROPERTY TAX EXEMPTION
(Real Property Tax Law, Section 412-a and General Municipal Law, Section 874)

1. INDUSTRIAL DEVELOPMENT AGENCY (IDA)

Name Steuben County Industrial Development Agency
Street PO Box 393, 7234 Route 54 North
City Bath, New York 14810
Telephone no. Day (607)-776-3316
Evening ()
Contact James C. Johnson
Title Executive Director

2. OCCUPANT (IF OTHER THAN IDA)
(IF more than one occupant attach separate listing)

Name Louisiana-Pacific Corporation
Street 414 Union Street, Suite 2000
City Nashville, TN 37219
Telephone no. Day (615) 986-5789
Evening ()
Contact Bob Hopkins
Title Treasurer

3. DESCRIPTION OF PARCEL

- a. Assessment roll description (tax map no./roll year) 144.00-02-009.112
b. Street address 6945 and 6946 County Route 113
c. City, Town or Village Town of Bath
d. School District Bath CSD
e. County Steuben
f. Current assessment
g. Deed to IDA (date recorded; liber and page)
Lease to IDA (pending; pending)

4. GENERAL DESCRIPTION OF PROPERTY (if necessary, attach plans or specifications)

- a. Brief description (include property use) Property will be site of an approximately 80,000 sq. ft. manufacturing facility
b. Type of construction New Construction
c. Square footage Approx. 80,000
d. Total cost
e. Date construction commenced Immediately
f. Projected expiration of exemption (i.e. date when property is no longer possessed, controlled, supervised or under the jurisdiction of IDA) December 31, 2042

5. SUMMARIZE AGREEMENT (IF ANY) AND METHOD TO BE USED FOR PAYMENTS TO BE MADE TO MUNICIPALITY REGARDLESS OF STATUTORY EXEMPTION

(Attach copy of the agreement or extract of the terms relating to the project).

- a. Formula for payment Please see attached Tax Agreement
b. Projected expiration date of agreement December 31, 2042

c. Municipal corporations to which payments will be made

	Yes	No
County <u>Steuben</u>	X	
Town/City <u>Bath</u>	X	
Village _____		
School District <u>Bath CSD</u>	X	

d. Person or entity responsible for payment

Name Louisiana-Pacific Corporation
 Title Attn: Bob Hopkins, Treasurer
 Address 414 Union Street, Suite 2000
Nashville, TN 37219

e. Is the IDA the owner of the property? Yes No (circle one)
If "No" identify owner and explain IDA rights or interest in an attached statement. No. Occupant leases the property and sub-leases the property to the IDA

Telephone _____

6. Is the property receiving or has the property ever received any other exemption from real property taxation? (check one) Yes X No

If yes, list the statutory exemption reference and assessment roll year on which granted:
exemption _____ assessment roll year _____

7. A copy of this application, including all attachments, has been mailed or delivered on _____ (date) to the chief executive official of each municipality within which the project is located as indicated in Item 3.

CERTIFICATION

I, James C. Johnson, Executive Director _____ of _____
Name Title
Steuben County Industrial Development Agency hereby certify that the information
Organization

on this application and accompanying papers constitutes a true statement of facts.

May 2, 2022
Date


Signature

FOR USE BY ASSESSOR

1. Date application filed _____
2. Applicable taxable status date _____
- 3a. Agreement (or extract) date _____
- 3b. Projected exemption expiration (year) _____
4. Assessed valuation of parcel in first year of exemption \$ _____
5. Special assessments and special as valorem levies for which the parcel is liable:

Date

Assessor's signature