

CITY OF YONKERS INDUSTRIAL DEVELOPMENT AGENCY

AND

POINT AND RAVINE, LLC

TAX AGREEMENT

Date:

June 30, 2021

Affected Tax Jurisdictions:

Westchester County

City of Yonkers

Street Address and Tax Map Nos.:

56 Ravine Avenue (Section 2, Block 2115, Lot 5)
58 Ravine Avenue (Section 2, Block 2115, Lot 6)
60 Ravine Avenue (Section 2, Block 2115, Lot 7)
63 Ravine Avenue (Section 2, Block 2114, Lot 45)
64 Ravine Avenue (Section 2, Block 2115, Lot 8)
66 Ravine Avenue (Section 2, Block 2115, Lot 10)
67 Ravine Avenue (Section 2, Block 2114, Lot 43)
68 Ravine Avenue (Section 2, Block 2115, Lot 11)
69 Ravine Avenue (Section 2, Block 2114, Lot 42)
81 Ravine Avenue (Section 2, Block 2114, Lot 38)
83 Ravine Avenue (Section 2, Block 2114, Lot 37)
70 Ravine Avenue (Section 2, Block 2115, Lot 12)
72 Ravine Avenue (Section 2, Block 2115, Lot 13)
74 Ravine Avenue (Section 2, Block 2115, Lot 14)
78 Ravine Avenue (Section 2, Block 2115, Lot 16)
80 Ravine Avenue (Section 2, Block 2115, Lot 17)
85 Ravine Avenue (Section 2, Block 2114, Lot 36)
50 Point Street (Section 2, Block 2115, Lot 24)
60 Point Street (Section 2, Block 2114, Lot 20.35)
76 Point Street (Section 2, Block 2114, Lot 17)
City of Yonkers, County of Westchester, State of New York

TAX AGREEMENT

THIS TAX AGREEMENT (the “Agreement”), dated as of June 30, 2021, by and between **CITY OF YONKERS INDUSTRIAL DEVELOPMENT AGENCY**, a public benefit corporation duly existing under the laws of the State of New York with its offices located at 470 Nepperhan Avenue, Suite 200, Yonkers, New York 10701 (the “Agency”) and **POINT AND RAVINE, LLC**, a limited liability company organized and existing under the laws of the State of New York, having its principal office at 1000 University Avenue, Suite 500, Rochester, New York 14607 (the “Company”).

W I T N E S S E T H :

WHEREAS, the Agency was created by Chapter 83 of the Laws of 1982 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 dated August 4, 2020, as amended on March 23, 2021 (the “Application”) to the Agency requesting the Agency's assistance with respect to a certain project (the “Project”) consisting of: (i) the acquisition of certain land located at (x) 56 Ravine Avenue (Section 2, Block 2115, Lot 5); 58 Ravine Avenue (Section 2, Block 2115, Lot 6); 60 Ravine Avenue (Section 2, Block 2115, Lot 7); 63 Ravine Avenue (Section 2, Block 2114, Lot 45); 64 Ravine Avenue (Section 2, Block 2115, Lot 8); 66 Ravine Avenue (Section 2, Block 2115, Lot 10); 67 Ravine Avenue (Section 2, Block 2114, Lot 43); 68 Ravine Avenue (Section 2, Block 2115, Lot 11); 69 Ravine Avenue (Section 2, Block 2114, Lot 42); 83 Ravine Avenue (Section 2, Block 2114, Lot 37); 70 Ravine Avenue (Section 2, Block 2115, Lot 12); 72 Ravine Avenue (Section 2, Block 2115, Lot 13); 74 Ravine Avenue (Section 2, Block 2115, Lot 14); 78 Ravine Avenue (Section 2, Block 2115, Lot 16); 80 Ravine Avenue (Section 2, Block 2115, Lot 17); 85 Ravine Avenue (Section 2, Block 2114, Lot 36); 50 Point Street (Section 2, Block 2115, Lot 24) (the “City Lots”) and (y) 81 Ravine Avenue (Section 2, Block 2114, Lot 38), 60 Point Street (Section 2, Block 2114, Lot 20.35), and 76 Point Street (Section 2, Block 2114, Lot 17) (the “Private Lots”, which together with the City Lots are collectively, the “Land”); (ii) the demolition of existing structures on the Land; (iii) construction of a mid-rise building with approximately 120 income restricted one and two bedroom affordable housing rental units on a portion of the Land (the “Midrise”); (iv) construction of approximately 26 units of income restricted affordable housing rental townhome-style apartments over flats on a portion of the Land (the “Townhomes and Flats”, which together with the Midrise are the “Improvements”); (v) the acquisition and installation in and around the Improvements of certain items of equipment and other tangible personal property (the “Equipment”, which together with the Land and Improvements are the “Facility”); and

WHEREAS, in order to induce the Company to acquire, renovate, construct, reconstruct and equip the Facility, the Agency is willing to take title to or a leasehold interest in the Facility pursuant to a certain lease agreement, dated as of June 30, 2021 (the “Company Lease Agreement”), by and between the Company, as lessor, and the Agency; as lessee; and

WHEREAS, the Agency will lease its interest in the Facility back to the Company pursuant to the terms and conditions of a certain Leaseback Agreement, dated as of June 30, 2021 (the “Leaseback Agreement”; and, together with the Company Lease Agreement, the “Lease Agreements”), by and between the Agency, as sublessor, and the Company, as sublessee; 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 charges as defined by Section 2.1 which shall be paid by the Company outside this Tax Agreement as billed by the respective third parties; 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 Westchester County and the City of Yonkers, inclusive of the City of Yonkers Dependent School District (collectively, the “Affected Tax Jurisdictions”); and

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:

Section 1.1 Exemption Application. A.) Subject to the completion and filing by the Agency or its designee at the direction of the Agency on or before the taxable status date **October 15, 2021** (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 for the periods set forth in Section 1.3. For purposes of the foregoing “Real Estate Taxes” means all general levy real estate taxes levied against the Facility by the County and City, including Real Estate Taxes levied by the City for its Dependent School District. The Company shall provide the Agency with 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, specifically including but not limited to Real Estate Taxes for years prior to and after the tax years covered by this Tax Agreement. 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.

The Company shall submit with each Tax Payment a certificate executed by the Company's managing member together with any applicable audit or other financial statements showing the Company's gross rental income at the Facility for the prior year (the "Tax Certificate"). The Company hereby agrees to provide any additional information requested by the Agency or its counsel not contained in the Tax Certificate as of its date of submission. The Company covenants to keep accurate records and books of account in accordance with generally accepted accounting principles consistently applied and to have its financial statements examined annually by an independent public accountant. At the request of the Agency or its counsel, the Company will provide the Agency with any such audited financial statements.

B.) Agreement to Make Payments. The parties agree and acknowledge that payments made under this Agreement are for purposes of obtaining revenues for public purposes, and to provide a revenue source that the Affected Tax Jurisdictions would otherwise lose because the subject parcels are exempt from the payment of real property taxes pursuant to Section 412-a of the Real Property Tax Law and Section 874 of the General Municipal Law. The Company shall pay to the Agency, on September 1 ("Payment Date") of each year beginning on September 1, 2022 (for the benefit of the Affected Tax Jurisdictions), as an in lieu of tax payment, an amount equal to the Tax Payments as set forth on Schedule A (the "Tax Payments") for the periods described in Section 1.3.

The Agency acknowledges that the Company may not be in a position to calculate the Tax Payment then due on or before the Payment Date of each year. Therefore, notwithstanding any provision to the contrary, the Company shall submit, at a minimum, the amount set forth in the "Net Annual Amounts Payable" on Schedule A (the "Net Annual Amounts Payable"), each Payment Date (for the benefit of the Affected Tax Jurisdictions). In the event that the Tax Payment is more than the Net Annual Amounts Payable, the Company shall pay the difference between the Tax Payment and Net Annual Amounts Payable upon demand on or before April 1 of each year. For example, in Tax Agreement Year 11 (City 2032-2033, County 2033), the Net Annual Amounts Payable is \$233,804. The Company shall pay to the Agency \$233,804 on or before September 1, 2032. In the event the Tax Payment for Tax Agreement Year 11 is \$250,000, the Company shall pay to the Agency the difference, or \$16,196 on or before April 1, 2033.

All Tax Payments shall be mailed to the Agency at: City of Yonkers Industrial Development Agency (Attn: Executive Director), 470 Nepperhan Avenue, Suite 200, Yonkers, New York 10701, or as otherwise directed by the Agency. The Company hereby agrees to make all such Tax Payments without further notice or invoice from the Agency or the Affected Tax Jurisdictions. All checks shall be made payable as directed by the Agency from time to time.

(i) The Company hereby waives any and all rights it may have to any refund of prior tax payments or real estate taxes for the periods prior to the periods described in Section 1.3.

(ii) The Agency and the Company intend to establish a fixed payment schedule of Tax Payments that are in lieu of real estate taxes with respect to the Facility that, absent a default by the Company or a change in law, shall provide tax certainty for the Company and revenue certainty for the Affected Tax Jurisdictions. The Company hereby agrees for the benefit of the Affected Tax Jurisdictions to not seek a refund of any tax payments or real estate taxes paid or to be paid for periods prior to the periods described in Section 1.3. Any grievance the Company institutes shall only cause an adjustment in the Special Charges (as defined in Section 2.1) and the Company shall have the right to any refunds related to grievances involving the Special Charges. Notwithstanding the foregoing or any provision to the contrary, the right of the Company to institute a grievance with respect to Real Estate Taxes shall be strictly limited by the terms of this Agreement; and any grievance the Company institutes shall only cause an adjustment in the Special Charges (as defined in Section 2.1) and the Company shall have the right to any refunds related to grievances involving Special Charges. Notwithstanding any provision to the contrary, the Tax Payments as set forth in **Schedule A** shall not be contested, grieved, or refuted during and for the term of this Agreement and the Company shall not seek a refund of any Tax Payments paid or to be paid.

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

(iv) Notwithstanding anything to the contrary, in no event shall the Tax Payments in a given year exceed the amount that the Company would have paid in real property taxes for such year if the Agency were not in title, no exemption was available and the property were on the non-exempt side of the tax roll.

1.2 **Valuation of Future Additions to the Facility:** If there shall be a future addition to the Facility that has not been described in the Application constructed or added in any manner after the date of this 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 evidence 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 Tax Payment. The Agency shall notify the Company of any proposed increase in the Tax 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 Tax Payment until a different Tax Payment shall be established. If a lesser Tax

Payment is determined in any proceeding or by subsequent agreement of the parties, the Tax 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 Tax Payment(s).

1.3 Period of Benefits. The tax benefits provided for herein shall be deemed to include: (i) the 2023 County tax year through the 2054 County tax year and (ii) the 2022-2023 City tax year through the 2053-2054 City tax year. **This Tax Agreement shall expire on December 31, 2054** (with the understanding that the Company will be making a payment hereunder for 2055 County tax year and the 2054-2055 City tax year in the amounts as if the Agency were not in title on the tax lien 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 Agreement executed by both parties after any applicable public hearings. The Company agrees that 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"); provided, the foregoing shall not be interpreted to limit the Company and Agency from subsequently agreeing to additional benefits based upon commitments to make additional improvements or changes in use from time to time between the Agency and the Company. 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 and other payments:* Special district charges, special assessments, special ad valorem levies specifically including but not limited to charges imposed by the City of Yonkers for frontage fees ("CC001"); Housing Units ("CC002"); ETPA Charge ("CC003"); and a Safety Inspection Fee ("CC004") and district charges including but not limited to pure water charges and Westchester County sewer district charges (collectively the "Special Charges"), are not included in the amount of the Tax Payment and are to be paid in full in accordance with normal billing practices.

Section III - Transfer of Facility.

3.1 In the event this Agreement terminates and the property 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.

4.2 The Company shall have all of the rights and remedies of a taxpayer with respect to any Special Charges as if and to the same extent as if the Company were the owner of the Facility.

4.3 The Company shall file any accounts or tax returns required by the appropriate real estate tax assessment office and tax levy officers and provide information to the Agency as requested from time to time.

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 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 Lease Agreements after the expiration of 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, 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 Prior to exercising any remedy hereunder, any Lender (as defined in the Leaseback Agreement dated the date hereof), and/or the Company's investor member, between the Agency and the Company, shall be afforded notice and the cure rights set forth in such Section 9.13 of the Leaseback Agreement, as if such section were set forth in full herein.

Section VII - Assignment.

7.1 No portion of any interest in this 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, provided however, in the event of a foreclosure by a Lender (as defined in the Leaseback Agreement) or the acceptance by a Lender of a deed in lieu of foreclosure, this Agreement shall remain in full force and effect, provided that all Tax Payments are being made and there are no arrears due to the Agency, for eighteen (18) months following (i) commencement of such foreclosure, or (ii) acceptance of a deed in lieu of foreclosure, whichever is earlier, which period may be extended upon request by the Lender in the reasonable discretion of the Agency.

Section VIII – Miscellaneous.

8.1 This 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 Notices. All notices, certificates and other communications hereunder shall be in writing and shall be sufficiently given and shall be deemed given when delivered and, if delivered by mail, shall be sent by certified mail, postage prepaid, or to a nationally recognized courier such as Federal Express, addressed as follows:

To the Agency:

City of Yonkers Industrial Development Agency
470 Nepperhan Avenue, Suite 200
Yonkers, New York 10701
Attention: Executive Director

With Copies To:

Harris Beach PLLC
99 Garnsey Road
Pittsford, New York 14534
Attention: Shawn M. Griffin, Esq.

To the Company:

Point and Ravine, LLC
c/o Conifer Realty, LLC
1000 University Avenue, Suite 500
Rochester, New York 14607
Attention: Lisa M. Kaseman, Regional Vice President

With a Copy To:

Conifer Realty, LLC
1000 University Avenue, Suite 500
Rochester, New York 14607
Attention: Susan Jennings, General Counsel

To the Lender:

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

With a Copy To:

Bank of America, N.A.
MA1-225-02-02
225 Franklin Street
Boston, MA 02110
Attention: Jill Amero, Tax Credit Asset Management (Point and Ravine)

And:

Holland & Knight LLP
10 St. James Avenue, 11th Floor
Boston, Massachusetts 02116
Attention: Sara C. Heskett, 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. Any notice hereunder may be given by counsel for a party with the same force and effect as if given by such party.

8.3 This 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 Westchester 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 Agreement on its behalf shall be liable personally under this 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 (except the Company), 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 (except the Company), 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 Agreement.

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[Signature Page to Tax Agreement]

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

**CITY OF YONKERS INDUSTRIAL
DEVELOPMENT AGENCY**

By: 

Name: Marlyn Anderson

Title: Secretary

POINT AND RAVINE, LLC

By: Point and Ravine Managing
Member, LLC

By: Conifer Realty, LLC

By: _____

Name: Lisa M. Kaseman

Title: Regional Vice President

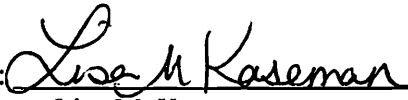
[Signature Page to Tax Agreement]

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**CITY OF YONKERS INDUSTRIAL
DEVELOPMENT AGENCY**

By: _____
Name: Marlyn Anderson
Title: Secretary

POINT AND RAVINE, LLC
By: Point and Ravine Managing
Member, LLC
By: Conifer Realty, LLC

By:  _____
Name: Lisa M. Kaseman
Title: Regional Vice President

SCHEDULE A

to

Tax Agreement

Dated as of June 30, 2021

by and between

City of Yonkers Industrial Development Agency
and Point and Ravine, LLC

Pursuant to the terms of Section 1.1 of this Tax Agreement, "Tax Payments" shall mean an amount per annum equal to the following amounts for the period designated:

City Tax Year	County Tax Year	Tax Agreement Year	Tax Payments	Net Annual Amounts Payable
2022-2023	2023	1	Land Tax	\$58,000
2023-2024	2024	2	Land Tax	\$59,160
2024-2025	2025	3	8% Shelter Rent	\$188,382
2025-2026	2026	4	8% Shelter Rent	\$192,080
2026-2027	2027	5	8% Shelter Rent	\$195,849
2027-2028	2028	6	8.5% Shelter Rent	\$212,172
2028-2029	2029	7	8.5% Shelter Rent	\$216,334
2029-2030	2030	8	8.5% Shelter Rent	\$220,576
2030-2031	2034	9	8.5% Shelter Rent	\$224,901
2031-2032	2032	10	8.5% Shelter Rent	\$229,310
2032-2033	2033	11	8.5% Shelter Rent	\$233,804
2033-2034	2034	12	9.5% Shelter Rent	\$266,431
2034-2035	2035	13	9.5% Shelter Rent	\$271,650
2035-2036	2036	14	9.5% Shelter Rent	\$276,971
2036-2037	2037	15	9.5% Shelter Rent	\$282,395
2037-2038	2038	16	10% Shelter Rent	\$303,077

2038-2039	2039	17	10% Shelter Rent	\$309,010
2039-2040	2040	18	10% Shelter Rent	\$315,057
2040-2041	2041	19	10% Shelter Rent	\$321,221
2041-2042	2042	20	10% Shelter Rent	\$327,504
2042-2043	2043	21	11% Shelter Rent	\$367,300
2043-2044	2044	22	11% Shelter Rent	\$374,481
2044-2045	2045	23	11% Shelter Rent	\$381,801
2045-2046	2046	24	11% Shelter Rent	\$389,262
2046-2047	2047	25	11% Shelter Rent	\$396,867
2047-2048	2048	26	12% Shelter Rent	\$441,403
2048-2049	2049	27	12% Shelter Rent	\$450,023
2049-2050	2050	28	12% Shelter Rent	\$458,809
2050-2051	2051	29	12% Shelter Rent	\$467,764
2051-2052	2052	30	12% Shelter Rent	\$476,891
2052-2053	2053	31	12% Shelter Rent	\$486,215
2053-2054	2054	32	12% Shelter Rent	\$495,720

- Land Tax shall mean Full Taxes assuming unimproved land at the Facility.
- The term "*Shelter Rent*" shall mean total rents from the occupants of the Facility (paid directly or indirectly on their behalf from all sources) minus the cost of providing electricity, gas, heat and Other Utilities (defined below). Total rents shall include subsidies from the federal government, the state or a municipality on behalf of the Facility's occupants, but do not include interest reduction payments, if any, received under Section 201(a) of the Federal Housing and Urban Development Act of 1968. The term "*Other Utilities*" shall comprise only essential utilities paid by the Company from rent revenues which are necessary to allow Facility tenants to occupy comfortable and sanitary units and *shall not* include: (i) the cost of any insurance in connection with the Facility or (ii) any utility or related costs incurred by any tenants or other occupants residing at the Facility.

- The Agency interest in the Facility shall expire on **December 31, 2054**. The Company shall pay the 2055 County tax bill and the 2054-2055 City tax bill and tax bills for all subsequent tax years 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. Tax Payments shall be no less than the Full Taxes paid prior to the Tax Agreement. Full Taxes means all property taxes payable with respect to the Facility calculated in an amount equal to the amounts that would be paid if the Agency were not in title and no exemption was available.
- Does NOT include Special District Charges - City will send separate bill.
- The Net Annual Amounts Payable sums are estimated.