

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

AND

**COR INNER HARBOR COMPANY, LLC
COR VAN RENSSELAER STREET COMPANY, LLC
COR SOLAR STREET COMPANY IV, LLC**

**SECOND AMENDMENT TO MASTER
LEASE AND LEASEBACK AGREEMENT**

DATED AS OF DECEMBER 6, 2017

**RESPECTING PREMISES KNOWN AS INNER HARBOR PARCELS A1-1A,
A1-1B, A2, A3, B2-1, B2-2, B2-3, B2-5 AND C-1, C-3 IN THE CITY OF
SYRACUSE AND
COUNTY OF ONONDAGA, NEW YORK**

SECOND AMENDMENT TO MASTER LEASE AND LEASEBACK AGREEMENT

THIS SECOND AMENDMENT TO MASTER LEASE AND LEASEBACK AGREEMENT, dated as of the 6th day of December, 2017 (the "Second Amendment to Master Lease and Leaseback Agreement"), is by and between the **ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY**, a New York public benefit corporation having its office at 333 West Washington Street, Syracuse, New York 13202 (the "Agency") and **COR INNER HARBOR COMPANY, LLC, COR VAN RENSSELAER STREET COMPANY, LLC, COR SOLAR STREET COMPANY IV, LLC, COR SOLAR STREET COMPANY II, LLC and COR WEST KIRKPATRICK STREET COMPANY, LLC** all domestic limited liability companies, with an address of 540 Towne Drive, Fayetteville, NY 13066 (collectively the "Companies").

WITNESSETH:

WHEREAS, the parties hereto entered into that certain Master Lease and Leaseback Agreement dated December 17, 2015, as amended by the First Amendment of Master Lease and Leaseback Agreement dated April 22, 2016 (collectively the "Master Lease Agreement") which affects real property described in the Master Lease Agreement; and

WHEREAS, the Companies have provided a Notice to the Agency pursuant to the terms of the Master Lease Agreement notifying the Agency that an affiliate of the Companies has acquired Parcel A-2; and

WHEREAS, the Companies wish to add New Lots A1-1A and Parcel A1-1B (previously Parcel A1-1) to the Master Lease Agreement; and

WHEREAS, the parties wish to amend the Master Lease Agreement to include Parcel A-2 and Parcel A1-1A and A1-1B; and

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. Affected Premises. Upon the effective date of this Second Amendment to Master Lease Agreement, between the Agency and COR SOLAR STREET COMPANY II, LLC and COR West Kirkpatrick Street Company, LLC Schedule A-2 attached hereto shall be inserted into the Master Lease Agreement to include real property described in the Notice which shall now be covered by the Master Lease Agreement.

2. Exhibit A. Exhibit A-1 shall be deleted and the attached Exhibit A-2 shall be inserted in its place.

3. Ratification. Except as set forth herein, the terms and conditions of the Master Lease Agreement are hereby ratified as modified by this Second Amendment to Master Lease Agreement and shall continue in full force and effect.

4. Execution of Counterparts. This Second Amendment to Master Lease Agreement may be executed in several counterparts, each of which shall be an original and all of which together shall constitute but one and the same instrument. and all of which together shall constitute but one and the same instrument.

[Signature Page to Second Amendment to Master Lease Agreement]

IN WITNESS WHEREOF, the Agency and the Company have caused this First Amendment to Master Lease Agreement to be executed in their respective names, all as of the date first above written.

ONONDAGA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By 
Name: Julie Cerio
Title: Executive Director

STATE OF NEW YORK)
) ss.:
COUNTY OF ONONDAGA)

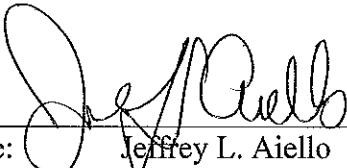
On the 12th day of December in the year 2017, before me, the undersigned, personally appeared JULIE CERIO, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



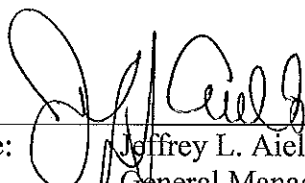
Notary Public

ISABELLE HARRIS
Notary Public, State of New York
Registration No. 01HA6188731
Qualified in Onondaga County
Commission Expires June 9, 2020

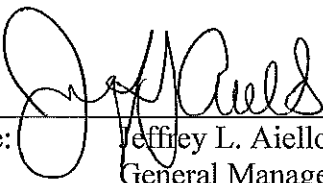
COR INNER HARBOR COMPANY, LLC

By 
Name: Jeffrey L. Aiello
Title: General Manager

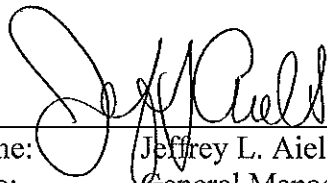
COR VAN RENSSELAER STREET COMPANY, LLC

By 
Name: Jeffrey L. Aiello
Title: General Manager

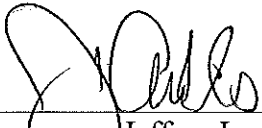
COR SOLAR STREET COMPANY IV, LLC

By 
Name: Jeffrey L. Aiello
Title: General Manager

COR SOLAR STREET COMPANY II, LLC

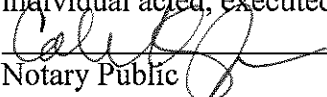
By 
Name: Jeffrey L. Aiello
Title: General Manager

COR WEST KIRKPATRICK STREET COMPANY, LLC

By 
Name: Jeffrey L. Aiello
Title: General Manager

STATE OF NEW YORK)
) ss.:
COUNTY OF ONONDAGA)

On the 6th day of December in the year 2017, before me, the undersigned, personally appeared JEFFREY L. AIELLO, 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

CATHERINE K. JOHNSON
Notary Public, State of New York
No. 02JO6080012
Qualified in Onondaga County
My Commission Expires Sept. 3, 2018

EXHIBIT A-2

Parcel A1-1A and A1-1B (previously A1-1, Tax Map No. 17.01.10.2)

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Syracuse, County of Onondaga, State of New York, being New Lots A1-1A and A1-1B of the Resubdivision of Lot A1 of Resubdivision of Abandoned New York State Barge Canal Lands into Lots A1, A2, A3, A4, AS, A6, B1 & B2 according to a map of said tract filed in the Onondaga County Clerk's Office September 11, 2017 as Map No. 12429.

Parcel A2 Tax Map No. 17.-01-07.0

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Syracuse, County of Onondaga, State of New York, being Lot A2 of the Resubdivision of Abandoned New York State Barge Canal Lands into Lots A1, A2, A3, A4, AS, A6, B1 & B2 according to a map of said tract filed in the Onondaga County Clerk's Office April 30, 2012 as Map No. 11527, and being more particularly described as:

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Syracuse, County of Onondaga, State of New York, and being part of Marsh Lots 33, 34, and 35 in said City and being more particularly described as follows: Commencing at the present intersection of the northwesterly street line of West Kirkpatrick Street with the southwesterly street line of Solar Street; thence N. 50° 0' 26'30" W. , along said southwesterly street line of Solar Street, a distance of 192.74' to the actual point of beginning; thence N. 50° 0' 26'30" W. continuing along the southwesterly street line of Solar Street, a distance of 769.10 feet; thence S. 56° 10'03" W., a distance of 156.13 feet to its intersection with the northeasterly line of lands to be retained by the State of New York; thence along said northeasterly line of lands to be retained by the State of New York the following courses and distances; S. 50°02'08"E., a distance of 278.50 feet, S. 39° 31'52"W., a distance of 30.00 feet, S. 50°02'08"E., a distance of 204.68 feet, N. 39° 0' 31'52"E., a distance of 30.00 feet, S. 50° 02'08"E., a distance of 298.98 feet; thence S. 87° 0' 19'25"E., a distance of 116.14 feet; thence N. 39° 33'30"E., a distance of 74.45 feet; thence N. 50° 02'30"W., a distance of 61.51 feet; thence N. 39° 0' 33'30"E., a distance of 5.09 feet to the point of beginning.

Parcel A3 Tax Map No. 117.-0-06

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Syracuse, County of Onondaga, State of New York, being Lot A3 of the Resubdivision of Abandoned New York State Barge Canal Lands according to a map of said tract filed in the Onondaga County Clerk's Office April 30, 2012 as Map No. 11527,

Being more particularly described as: Commencing at the present intersection of the northwesterly street line of West Kirkpatrick Street with the southwesterly street line of Solar Street; thence N. 50°26'30" W., along said southwesterly street line of Solar Street, a distance of 961.84 feet to the actual point of beginning; thence N. 50°26'30" W.

continuing along the southwesterly street line of Solar Street, a distance of 181.23 feet; thence S. 56°13'31" W., a distance of 514.33 feet; thence S. 89°03'01"W., a distance of 373.38 feet; thence N. 50°26'30" W., a distance of 163.25 feet; thence S. 43°32'49" W., a distance of 98.28 feet to the shoreline of the Barge Canal Terminal; thence along said shoreline of the Barge Canal Terminal, the following courses and distances, S. 55°13'46" E., a distance of 227.66 feet, along a curve to the left having a radius of 475.00 feet, a distance of 443.96 feet, N. 71°13'08" E, a distance of 56.30 feet to its intersection with lands to be retained by the State of New York; thence along said land to be retained by the State of New York the following courses and distances, N. 33°49'57" W., a distance of 25.52 feet. N. 56°10'03" E., a distance of 402.20 feet, S. 50°28'08" E., a distance of 26.50 feet, thence N. 56°10'03" E., a distance of 156.13 feet to the point of beginning.

Parcels B2-1, 2, 3, 5

Tax Map Nos. 117.-01-01.2, 117.-01-01.3, 117.-01-01.6, 117.-01-01.4

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Syracuse, County of Onondaga and State of New York, being part of Lots B1 and B2 of the Resubdivision of Abandoned New York State Barge Canal Terminal Lands according to a map of said resubdivision filed April 30, 2012 as Map No. 11527 in the Onondaga County Clerk's Office, and known as New Lots B2-1, B2-2, B2-3 and B2-5 of the Resubdivision of Lot B1 and Lot B2 of Resubdivision of Abandoned New York State Barge Canal Terminal Lands according to a map by Ianuzi & Romans Land Surveying, P.C. dated February 27, 2014 filed in the Onondaga County Clerk's Office September 3, 2015 as Map No. 11906.

Parcels C-1 & C-3

Tax Map Nos. 107.-12-01.4, 107.-12-01.6

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Syracuse, County of Onondaga and State of New York, being Lot No. C-1 and Lot No. C-3 of Subdivision of Parcel "C" into Lot Nos. C-1, C-2 & C-3 New York Canal Corporation Abandoned Barge Canal Terminal Lands according to a map of said tract filed in the Onondaga County Clerk's Office October 23, 2015 as Map No. 12100.