
FIRST AMENDMENT TO MEMORANDUM OF LEASE AGREEMENT

BY AND BETWEEN

OLD THOMPSON ROAD, LLC, as lessor

AND

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY, as lessee

DATED AS OF AUGUST 1, 2024

THIS DOCUMENT IS INTENDED TO CONSTITUTE A
MEMORANDUM OF A LEASE FOR AN INTEREST IN REAL
ESTATE, AND IS INTENDED TO BE RECORDED IN LIEU OF
SUCH LEASE AGREEMENT, IN ACCORDANCE WITH THE
PROVISIONS OF SECTION 291(c) OF THE NEW YORK REAL
PROPERTY LAW

Record and Return To:

Amy Abbink
Harris Beach PLLC
99 Garnsey Road
Pittsford, New York 14534

Street Address:

6715 Robert Feldmeier Parkway
Town of Dewitt
Onondaga County, New York

Tax Parcel No(s):

022.-05-14.1

**FIRST AMENDMENT TO MEMORANDUM OF LEASE AGREEMENT PURSUANT
TO SECTION 291-c OF THE REAL PROPERTY LAW
(Company to Agency)**

This FIRST AMENDMENT TO MEMORANDUM OF LEASE AGREEMENT (the "First Amendment"), dated as of August 1, 2024, is by and between **OLD THOMPSON ROAD, LLC**, a New York limited liability company having its principal offices at 6715 Robert Feldmeier Parkway, Syracuse, New York 13211 (the "Company"), as lessor, and the **ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY**, a public benefit corporation of the State of New York having offices at 335 Montgomery Street, Floor 2M, Syracuse, New York 13202 (the "Agency"), as lessee.

1. Reference to Lease Agreement: That certain Lease Agreement, dated as of December 1, 2017, by and between the Company, as lessor, and the Agency, as lessee (the "Lease Agreement"), pursuant to which the Company has leased to the Agency certain land located at 6715 Robert Feldmeier Parkway, in the Town of DeWitt, Onondaga County, New York (the "Leased Premises").

2. Reference to Memorandum of Lease Agreement. That certain Memorandum of Lease Agreement, dated as of December 1, 2017 (the "Memorandum of Lease Agreement") and recorded in the Office of the Onondaga County Clerk on January 2, 2018, as Instrument Number 2018-00000129.

3. The Agency and the Company have entered into a certain Second Omnibus Agreement, dated as of August 1, 2024, for the purposes of amending the terms of, *inter alia*, the Lease Agreement that has been made of record by the Memorandum of Lease Agreement as amended by this First Amendment as follows:

- A. Address of the Agency: The address of the Agency is amended to: 335 Montgomery Street, Floor 2M, Syracuse, New York 13202
- B. Leased Premises: The description of the Leased Premises attached to the Lease Agreement as **Exhibit A** has been deleted in its entirety and replaced with the description of the Leased Premises attached hereto as **Exhibit A**
- C. Date of Termination The Lease Agreement shall terminate on December 31, 2035.

[The Balance of This Page Intentionally Left Blank]

IN WITNESS WHEREOF, the Company and the Agency have caused this First Amendment to Memorandum of Lease Agreement to be executed as of the date first written above.

OLD THOMPSON ROAD, LLC

By: 
Colby Clark, Manager

**ONONDAGA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY**

By: _____
Robert M. Petrovich, Director

IN WITNESS WHEREOF, the Company and the Agency have caused this First Amendment to Memorandum of Lease Agreement to be executed as of the date first written above.

OLD THOMPSON ROAD, LLC

By: _____
Colby Clark, Manager

**ONONDAGA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY**

By:  _____
Robert M. Petrovich, Director

STATE OF NEW YORK

)

) ss.:

COUNTY OF ONONDAGA

)

On the 5th day of August in the year 2024 before me, the undersigned, personally appeared **COLBY CLARK**, 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.

KEVIN R. McAULIFFE
Notary Public State of New York
No. 01MC4602421
Qualified in Onondaga County
Commission Expires May 31, 2027


Notary Public

STATE OF NEW YORK

)

) ss.:

COUNTY OF ONONDAGA

)

On the ____ day of August in the year 2024, before me, the undersigned, personally appeared **ROBERT M. PETROVICH**, 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

STATE OF NEW YORK
COUNTY OF ONONDAGA

)
) ss.:
)

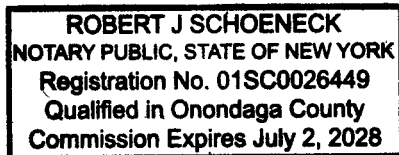
On the ____ day of August in the year 2024 before me, the undersigned, personally appeared **COLBY CLARK**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same 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

STATE OF NEW YORK
COUNTY OF ONONDAGA

)
) ss.:
)

On the 1ST day of August in the year 2024, before me, the undersigned, personally appeared **ROBERT M. PETROVICH**, 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

Exhibit A

Leased Premises

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Dewitt, County of Onondaga and State of New York, being part of Lots 20 & 21 in said Town and being more particularly described as follows:

Beginning at a point in the westerly line of Old Thompson Road South 03°-22'-40" East a distance of 390.00 feet measured along said westerly line from the southerly line of Brooklawn Parkway, said point also being the northeasterly corner of Phase 2 Section B Brooklawn Corporate Center, filed in the Onondaga County Clerk's Office as Map № 6013, said point further being the southeasterly corner of Lot 2A Section A Brooklawn Corporate Center, filed in the Onondaga County Clerk's Office as Map № 5961,

running thence North 86°-37'-20" East along the prolongation easterly of the northerly line of said Phase 2 a distance of 24.75 feet to a point in the centerline of Old Thompson Road,

thence South 03°-22'-40" East along the centerline of Old Thompson Road a distance of 180.00 feet to its intersection with the prolongation easterly of the southerly line of said Phase 2,

thence South 86°-37'-20" West along the prolongation easterly of and along the southerly line of said Phase 2 a distance of 444.75 feet to the southwesterly corner of said Phase 2, said corner also being the northwesterly corner of Phase 1 Section B Brooklawn Corporate Center, filed in the Onondaga County Clerk's Office as Map № 6013,

thence South 03°-22'-40" East along the westerly line of said Phase 1 a distance of 214.17 (209.99 record) feet to a point in the northerly line of the New York State Thruway,

thence South 87°-02'-15" West along the northerly line of the New York State Thruway a distance of 1146.92 feet to an angle point in said northerly line,

thence North 86°-41'-17" West along the northerly line of the New York State Thruway a distance of 543.80 feet to an angle point therein,

thence North 84°-14'-31" West along the northerly line of the New York State Thruway a distance of 91.43 feet to a point,

thence North 47°-50'-54" East a distance of 836.10 feet to a point,

thence North 46°-48'-26" East a distance of 398.21 feet to a point,

thence North 15°-49'-41" East a distance of 97.93 feet to a point in the prolongation westerly of the southerly line of a parcel of land conveyed to Industrial Fabricating Corporation and recorded in the Onondaga County Clerk's Office in Book of Deeds 3600 at Page 287,

thence North 86°-37'-20" East along the prolongation westerly of and along the southerly line of said parcel of land conveyed to Industrial Fabricating Corporation a distance of 427.33 feet to the northwesterly corner of Lot 1 Section A Brooklawn Corporate Center, filed in the Onondaga County Clerk's Office as Map № 5385,

thence South 03°-22'-40" East along the westerly line of said Lot 1 a distance of 440.00 feet to the southwesterly corner of said Lot 1 Section A Brooklawn Corporate Center,

thence North 86°-37'-20" East along the southerly line of said Lot 1 a distance of 155.00 feet to a point of curve,

thence easterly and northerly along the southerly line of said Lot 1 on a curve to the left with a radius of 277.49 feet a distance of 198.57 feet to a point of tangent in the northerly line of Brooklawn Parkway,

thence South 45°-37'-20" West along the northerly line of Brooklawn Parkway a distance of 76.24 feet to a point of curve,

thence southerly and easterly along the line of Brooklawn Parkway on a curve to the left with a radius of 45.00' an arc length of 186.79 feet to a point of reverse curve,

thence along the line of Brooklawn Parkway on a curve to the right with a radius of 20.00 feet an arc length of 21.14 feet to the northwesterly corner of Lot 2B Section A Brooklawn Corporate Center, filed in the Onondaga County Clerk's Office as Map No 5691,

thence South 03°-22'-44" East along the westerly line of said Lot 2B a distance of 132.47 feet to the southwesterly corner thereof,

thence North 86°-37'-20" East along the southerly line of said Lot 2B and along the southerly line of said Lot 2A a distance of 420.00 feet to a point in the westerly line of Old Thompson Road and the point of beginning.

Containing 25.717± acres of land inclusive of the highway.

Subject to easements and restrictions of record.

AS MORE FULLY DEPICTED ON MAP ATTACHED

