Schedule C

TO LEASE AGREEMENT DATED AS OF JULY 1 2014, BETWEEN THE CITY OF HORNELL INDUSTRIAL DEVELOPMENT AGENCY AND AMEXSTRA, INC.

PILOT Payments; Allocation

Below is a table of annual real estate tax payments (each a "PILOT Payment" and collectively, the "Total PILOT Payment") attributable to the Facility. The Company shall commence making PILOT Payments on a pro rata basis, based on the amounts set forth below. The payments shall be made on an annual basis unless the Agency and Company agree in writing to monthly, quarterly or semi-annual payments. The Agency shall remit to the Affected Tax Jurisdictions amounts received under this Schedule C, 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 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.

Year No.	School Tax and City Years	County	PILOT Payment	Payment Date
1	2014/2015	2015	$10,000.00	December 31, 2014
2	2015/2016	2016	10,200.00	December 31, 2015
3	2016/2017	2017	10,404.00	December 31, 2016
4	2017/2018	2018	10,612.00	December 31, 2017
5	2018/2019	2019	10,824.00	December 31, 2018
6	2019/2020	2020	11,040.00	December 31, 2019
7	2020/2021	2021	11,260.00	December 31, 2020
8	2021/2022	2022	11,485.00	December 31, 2021
9	2022/2023	2023	11,715.00	December 31, 2022
10	2023/2024	2024	11,950.00	December 31, 2023

Real Property Tax Exemption

Because the Agency is in title to the Facility, the Facility is exempt from Real Estate Taxes. Subject to the completion and filing 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 acceptance of the Exemption Application by the appropriate assessors or Board of Assessment Review, the Facility shall continue to be exempt from Real Estate Taxes for periods after the date hereof so long as the Agency has a continuing interest in the Facility through this Lease Agreement. For purposes of the foregoing "Real Estate Taxes" means all general levy real estate taxes levied against the Facility by the Affected Tax Jurisdictions. The Company shall provide to 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 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.

Tax Rates

For purposes of determining the allocation of the Total PILOT 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 of Steuben (the "County"), City of Hornell (the "City") and special district purposes, the tax rates used to determine the allocation of the Total PILOT Payment shall be the tax rates relating to the calendar year which includes the PILOT payment due date. For Hornell City School District (the "School District") purposes, the tax rates used to determine the PILOT payment shall be the rate relating to the school year which includes the PILOT payment due date.

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 Lease 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 PILOT Payment. The Agency shall notify the Company of any proposed increase in the Total PILOT 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 PILOT payment until a different Total PILOT Payment shall be established. If a lesser Total PILOT Payment is determined in any proceeding or by subsequent agreement of the parties, the Total PILOT 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 PILOT payment(s).

Period of Benefits

The tax benefits provided for herein should be deemed to include (i) the 2014-2015 School District and City tax years through the 2023-2024 School District and City tax years, and

(ii) the 2015 County tax year through the 2024 County tax year. This PILOT Agreement shall expire on December 31, 2023; *provided, however*, in the event that the Company acquires the Facility from the Agency, the Company shall pay the 2024-2025 School District and City tax bills, and the 2025 County tax bill 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 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"). 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.

Special District Charges, Special Assessments and other charges

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.