

Date: April 5, 2022

At a meeting of the Town of Islip Industrial Development Agency (the “**Agency**”), held at 40 Nassau Avenue, Islip, New York 11751 on the 5th day of April, 2022 the following members of the Agency were:

Present: Chairwoman Angie M. Carpenter
Councilman John C. Cochrane Jr.
Councilwoman Mary Kate Mullen
Councilman James P. O’Connor
Councilman Jorge C. Guadron

Absent:

Also Present:

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to the consent to the subleasing of the Paradise Lane Realty LLC/Rubie’s Costume Company, Inc. 2012 Facility to Central National Gottesman Inc. and approving the execution and delivery of related documents.

The following resolution was duly moved, seconded, discussed and adopted with the following members voting:

Voting Aye

Voting Nay

Chairwoman Angie M. Carpenter
Councilman John C. Cochrane Jr.
Councilwoman Mary Kate Mullen
Councilman James P. O’Connor
Councilman Jorge C. Guadron

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL
DEVELOPMENT AGENCY PERTAINING TO THE
CONSENT TO THE SUBLEASING OF THE PARADISE
LANE REALTY LLC/RUBIE'S COSTUME COMPANY, INC.
2012 FACILITY AND APPROVING THE FORM,
SUBSTANCE, EXECUTION AND DELIVERY OF RELATED
DOCUMENTS.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 47 of the Laws of 1974 of the State of New York, as may be amended from time to time (collectively, the "**Act**"), the Town of Islip Industrial Development Agency (the "**Agency**") was created with the authority and power, among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, the Agency previously assisted Paradise Lane Realty LLC, a New York limited liability company (the "**Original Company**" and "**Assignor**"), in the acquisition of an approximately 12.0 acre parcel of land located at 158 Candlewood Road, Bay Shore, Town of Islip, New York (the "**Land**"), the construction and equipping of an approximately 248,240 square foot building to be located thereon, together with driveways, parking lots, landscaping and including, but not limited to, the purchase of racks for storage and related equipment such as high-lows, side-loaders, swing trucks, pickers and power tractors (the "**Improvements**" and "**Equipment**"; and together with the Land, the "**Facility**"), all leased by the Agency to the Original Company for subsequent sublease by the Original Company to, and use by, Rubie's Costume Company, Inc., a New York business corporation (the "**Sublessee**"), as a warehouse and distribution center for costumes; and

WHEREAS, the Agency previously leased the Facility to the Original Company pursuant to a certain Lease and Project Agreement, dated as of December 2, 2012 (the "**Original Lease Agreement**"), by and between the Agency and the Original Company; and

WHEREAS, the lease between the Original Company and the Sublessee has been terminated, and the Sublessee is no longer a tenant in the Facility; and

WHEREAS, the Original Lease Agreement was assigned by the Original Company and assumed by RG 158 CANDLEWOOD LLC, a limited liability company duly organized and validly existing under the laws of the State of Delaware (the "**Company**" and "**Assignee**"), pursuant to a certain Assignment and Assumption of Lease Agreement, dated December 17, 2021 (the "**Assignment of Lease Agreement**"), and together with the Original Lease Agreement, the "**Lease Agreement**"), by and between the Original Company and the Assignee, and consented to by the Agency; and

WHEREAS, the Agency previously acquired a leasehold interest in the Land and the Improvements pursuant to a certain Company Lease Agreement, dated as of December 1, 2021 (the "**Company Lease**"), by and between the Company and the Agency; and

WHEREAS, the Agency acquired title to the Facility pursuant to: (i) a certain Bargain

and Sale Deed, dated December 19, 2012 (the "**Deed**"), which Deed was recorded in the Suffolk County Clerk's office on January 3, 2013 in Liber 12715 of Deeds, Page 924; and (ii) a certain Bill of Sale, dated December 19, 2012 (the "**Bill of Sale**"), each from the Original Company to the Agency; and

WHEREAS, the Agency reconveyed title to the Facility to the Original Company pursuant to a certain Quitclaim Deed, dated December 17, 2021 (the "**Quitclaim Deed**"), from the Agency to the Original Company; and

WHEREAS, the Company has entered negotiations with Central National Gottesman Inc. (the "**Tenant**"), to sublease an approximately 115,920 square foot portion of the Facility (the "**Demised Premises**"), pursuant to a Tenant Lease Agreement, dated a date to be determined (the "**Tenant Lease**"), for an initial period of five (5) years, with a five-year renewal option, for the primary use by the Tenant of selling paper for printing, packaging for shipping, tissue for cleaning and pulp; and

WHEREAS, the Company has requested that the Agency consent to the Tenant Lease between the Company and the Tenant; and

WHEREAS, the Facility may not be subleased, in whole or in part, without the prior written consent of the Agency; and

WHEREAS, such consent may be manifested by the execution and delivery of a Tenant Agency Compliance Agreement, to be dated a date to be determined, between the Agency and the Tenant (the "**Tenant Agency Compliance Agreement**"); and

WHEREAS, the Company has agreed to indemnify the Agency against certain losses, claims, expenses, damages and liabilities that may arise in connection with the transaction contemplated by the continued subleasing of the Facility.

NOW, THEREFORE, BE IT RESOLVED by the Agency (a majority of the members thereof affirmatively concurring) as follows:

Section 1. The Agency hereby finds and determines:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The subleasing of the Facility to the Tenant will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of the Town of Islip and the State of New York and improve their standard of living and thereby serve the public purposes of the Act; and

(c) The Agency consents to the subleasing of the Facility to the Tenant; and

(d) The execution of the Tenant Agency Compliance Agreement will satisfy the requirement of Section 9.3 of the Lease Agreement, as assigned and amended, that any subleasing of the Facility be consented to in writing by the Agency; and

(e) It is desirable and in the public interest for the Agency to consent to the subleasing of the Facility to the Tenant and to enter into the Tenant Agency Compliance Agreement.

Section 2. In consequence of the foregoing, the Agency hereby determines to enter into the Tenant Agency Compliance Agreement.

Section 3. The form and substance of the Tenant Agency Compliance Agreement (in substantially the form presented to the Agency and which, prior to the execution and delivery thereof, may be redated) are hereby approved.

Section 4.

(a) The Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Tenant Agency Compliance Agreement in the form the Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency shall approve, and such other related documents as may be, in the judgment of the Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency and Agency Counsel, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the “**Agency Documents**”). The execution thereof by Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency shall constitute conclusive evidence of such approval.

(b) The Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Lease Agreement).

Section 5. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Agency Documents, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agency Documents binding upon the Agency.

Section 6. This resolution shall take effect immediately.

STATE OF NEW YORK)
 : SS.:
COUNTY OF SUFFOLK)

I, the undersigned Assistant Secretary of the Town of Islip Industrial Development Agency, DO HEREBY CERTIFY:

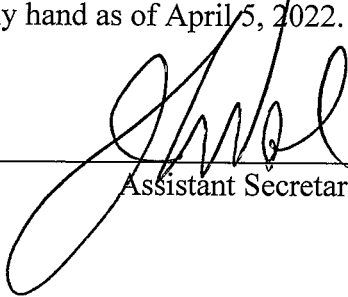
That I have compared the annexed extract of the minutes of the meeting of the Town of Islip Industrial Development Agency (the “**Agency**”), including the resolutions contained therein, held on the 5th day of April, 2022, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

That the Agency Documents contained in this transcript of proceedings are each in substantially the form presented to the Agency and/or approved by said meeting.

I FURTHER CERTIFY that public notice of the time and place of said meeting was duly given to the public and the news media in accordance with the New York Open Meetings Law, constituting Chapter 511 of the Laws of 1976 of the State of New York, that all members of said Agency had due notice of said meeting and that the meeting was all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand as of April 5, 2022.

By _____


Assistant Secretary