

EXHIBIT C

PILOT Schedule

Formula of PILOT Payments less any amounts payable by the Company in connection with any special ad valorem levies, special assessments or Special District Taxes and service charges levied against the Facility to the Town of Islip, Connetquot School District, Suffolk County and Appropriate Special Districts:

****PILOT represents approximately 34.49% of building, that the company will occupy**

Formula: 10-year abatement starting at 50% decreasing 5% annually

Cottonwood Metals, Inc. d/b/a Monarch Metal Fabrication
1600 Ocean Avenue, Ronkonkoma, New York

Tax Map Numbers: 0500-127.00-03.00-006.000 (this PILOT Schedule will be reassigned to a Tax Map Number to be created by the Town of Islip to cover only the portion of the building the Company will occupy)

		<i>Taxable</i>
1	2019/2020 - 100% normal tax on the taxable assessed value of \$146,686.60	149,686.60
2	2020/2021 - 100% normal tax on the taxable assessed value of \$164,655.26	164,655.26
3	2021/2022 - 100% normal tax on the taxable assessed value of \$179,623.92	179,623.92
4	2022/2023 - 100% normal tax on the taxable assessed value of \$194,592.58	194,592.58
5	2023/2024 - 100% normal tax on the taxable assessed value of \$209,561.24	209,561.24
6	2024/2025 - 100% normal tax on the taxable assessed value of \$224,529.90	224,529.90

The PILOT will expire on November 30, 2025 unless the Company elects to extend their lease with the Landlord, then the PILOT will be extended for a three (3) year period, ending on November 30, 2028, upon which the following payments will be made.

7	2025/2026 - 100% normal tax on the taxable assessed value of \$239,498.56	80
8	2026/2027 - 100% normal tax on the taxable assessed value of \$254,467.22	85
9	2027/2028 - 100% normal tax on the taxable assessed value of \$269,435.88	90
10	2028/2029	95

$$\begin{array}{r}
 34.49\% \text{ of } 868,000 = 299,373.20 \\
 \times .50 \\
 \hline
 149,686.60
 \end{array}$$