

NOV 12 2015

## AGENT AGREEMENT

## INDUSTRIAL DEVELOPMENT AGENCY

THIS AGENT AGREEMENT, made as of the 29th day of October, 2015, is by and between the TOWN OF LOCKPORT INDUSTRIAL DEVELOPMENT AGENCY, a public benefit corporation of the State of New York, having its offices at 6560 Dysinger Road, Lockport, New York 14094 (the "Agency") and Moley Magnetics, Inc. and JNR Magnetics, LLC, companies duly formed and validly existing under the laws of the State of New York having offices at 4922 IDA Park Drive, Lockport, New York 14094 (the "Companies").

## WITNESSETH:

WHEREAS, the Agency was created by Chapter 426 of the Laws of 1981 of the State of New York pursuant to Title I of Article 18-A of the General Municipal Law of the State of New York (collectively, the "Act") as a body corporate and politic and as a public benefit corporation of the State of New York; and

WHEREAS, the Companies have submitted an application (the "Application") to the Agency requesting the Agency's assistance with respect to the acquisition and equipping by the Agency with the proceeds of a lease with mortgage or lease only transaction of a manufacturing, warehousing, distribution and repair and management center consisting of the acquisition of land located at 5303 Crown Drive, in the Town of Lockport, and the renovation of an approximately 52,403 square foot facility located thereon and the acquisition and installation of machinery and equipment required in connection therewith, for lease to the Agency for sublease to the Lessee, all for a manufacturing, warehousing and distribution facility, (the "Project"); and

WHEREAS, by Resolution adopted on October 29, 2015 (the "Resolution"), the Agency authorized the Companies to act as its agent for the purposes of undertaking the Project subject to the Companies entering into this Agent Agreement and, pursuant to the Resolution and this Agent Agreement, the Companies have the power to delegate such agency, in whole or in part, to agents, subagents, contractors, subcontractors, contractors and subcontractors of such agents and subagents and to such other parties as the Companies choose including but not limited to the individuals and entities described on Schedule A attached hereto. The Companies shall have the right to amend Schedule A from time to time and shall be responsible for maintaining an accurate list of all parties acting as agent for the Agency.

NOW THEREFORE, in consideration of the covenants herein contained and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, it is mutually agreed as follows:

1. Scope of Agency. The Companies hereby agree to limit their activities as agent for the Agency under the authority of the Resolution to acts reasonably related to the acquisition and equipping of the Project as defined above including the acquisition of land located at 5303 Crown Drive, in the Town of Lockport, and the renovation of an approximately 52,403 square foot facility located thereon and the acquisition and installation of machinery and equipment required in connection therewith. The right of the Companies to act as agent of the Agency shall expire on October 29, 2016, unless extended as contemplated by the Resolution. The aggregate

amount of work performed as Agent for the Agency shall not exceed the amounts described in the Application of the Companies in this matter. All contracts entered into by the Companies as agent for the Agency shall include the following language:

"This contract is being entered into by Moley Magnetics, Inc. and JNR Magnetics, LLC (the "Agents"), as agents for and on behalf of the Town of Lockport Industrial Development Agency (the "Agency"), in connection with a certain project of the Agency for the benefit of the Agents consisting of the acquisition of land located at 5303 Crown Drive, in the Town of Lockport and the renovation of an approximately 52,403 square foot facility located thereon and the acquisition and installation of machinery and equipment required in connection therewith, for lease to the Agency for sublease to the Lessee, all for a manufacturing, warehousing and distribution facility (the "Premises"). The building materials and any equipment to be incorporated and installed in the Premises shall be exempt from the sales and use taxes levied by the State of New York if the acquisition thereof is effected in accordance with the terms and conditions set forth in the form of sales tax exemption letter of the Agency attached hereto as Exhibit A; and the Agents hereby represents that he will comply with the terms of the sales tax exemption letter to be issued by the Agency to the Companies. This contract is non-recourse to the Agency, and the Agency shall not be directly, indirectly or contingently liable or obligated hereunder in any manner or to any extent whatsoever. By execution or acceptance of this contract, the vendor/contractor hereby acknowledges and agrees to the terms and conditions set forth in this paragraph."

2. Representations and Covenants of the Companies. The Companies make the following representations and covenants in order to induce the Agency to proceed with the Project:

(a) The Companies are Limited Liability Companies duly formed and validly existing under the laws of the State of New York is duly qualified and authorized to conduct business in New York State (the "State"), has the authority to enter into this Agreement and has duly authorized the execution and delivery of this Agreement.

(b) Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby nor the fulfillment of or compliance with the provisions of this Agreement will conflict with or result in a breach of any of the terms, conditions or provisions of any restriction or any agreement or instrument to which the Companies are a party or by which it is bound, or will constitute a default under any of the foregoing, or result in the creation or imposition of any lien of any nature upon any of the property of the Companies under the terms of any such instrument or agreement.

(c) The Facility and the operation thereof will conform with all applicable zoning, planning, building and environmental laws and regulations of governmental authorities having jurisdiction over the Facility, and the Companies shall defend, indemnify and hold the Agency

harmless from any liability or expenses resulting from any failure by the Companies to comply with the provisions of this subsection (c).

(d) There is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, public board or body pending or, to the knowledge of the Companies, threatened against or affecting the Companies, to which the Companies are a party, and in which an adverse result would in any way diminish or adversely impact on the Company's ability to fulfill its obligations under this Agreement.

(e) The Companies covenant that the Facility will comply in all respects with all environmental laws and regulations, and, except in compliance with environmental laws and regulations, (i) that no pollutants, contaminants, solid wastes, or toxic or hazardous substances will be stored, treated, generated, disposed of, or allowed to exist on the Facility except in compliance with all material applicable laws, (ii) the Companies will take all reasonable and prudent steps to prevent an unlawful release of hazardous substances onto the Facility or onto any other property, (iii) that no asbestos will be incorporated into or disposed of on the Facility, (iv) that no underground storage tanks will be located on the Facility, and (v) that no investigation, order, agreement, notice, demand or settlement with respect to any of the above is threatened, anticipated, or in existence. The Companies upon receiving any information or notice contrary to the representations contained in this Section shall immediately notify the Agency in writing with full details regarding the same. The Companies hereby release the Agency from liability with respect to, and agrees to defend, indemnify, and hold harmless the Agency, its executive director, directors, members, officers, employees, agents (except the Companies), representatives, successors, and assigns from and against any and all claims, demands, damages, costs, orders, liabilities, penalties, and expenses (including reasonable attorneys' fees) related in any way to any violation of the covenants or failure to be accurate of the representations contained in this Section. In the event the Agency in its reasonable discretion deems it necessary to perform due diligence with respect to any of the above, or to have an environmental audit performed with respect to the Facility, the Companies agree to pay the expenses of same to the Agency upon demand, and agrees that upon failure to do so, its obligation for such expenses shall be deemed to be additional rent.

(f) Any personal property acquired by the Companies in the name of the Agency shall be located in the Town of Lockport, New York, except for temporary periods during ordinary use.

(g) In accordance with Section 875(3) of the New York General Municipal Law, the Companies covenant and agree that, if they receive New York State and local sales and use tax exemption benefits ("sales and use tax exemption benefits") from the Agency, and it is determined that: (i) the Companies are not entitled to the sales and use tax exemption benefits; (ii) the sales and use tax exemption benefits are in excess of the amounts authorized by the Agency to be taken by the Companies; (iii) the sales and use tax exemption benefits are for property or services not authorized by the Agency as part of the Project; or (iv) the sales and use tax exemption benefits are taken in cases where the Companies fail to comply with a material term or condition to use property or services in the manner approved by the Agency in connection with the Project, then the Companies will (i) cooperate with the Agency in its efforts



to recover or recapture any sales and use tax exemption benefits, and (ii) promptly pay over any such amounts to the Agency that the Agency demands in connection therewith. The Companies further understand and agree that in the event that the Companies fail to pay over such amounts to the Agency, the New York State Tax Commissioner may assess and determine New York State and local sales and use taxes due from the Companies, together with any relevant penalties and interest due on such amounts.

(h) The Companies further covenants and agrees that the purchase of goods and services relating to the Project and subject to New York State and local sales and use taxes are estimated in the amount up to \$1,400,000.00, and, therefore, the value of the sales and use tax exemption benefits authorized and approved by the Agency cannot exceed \$1,400,000.00. *7/12,000 OK*

(i) The Agency following the adoption of the Inducement Resolution will complete and within thirty (30) days of appointment forward to the State Department of Taxation and Finance the "IDA Appointment of Project Operator or Agent For Sales Tax Purposes" (NYS Form ST-60) for the Project. *RS*

(j) The Companies further covenant and agree to file an annual statement with the State Department of Taxation and Finance on "Annual Report of Sales and Use Tax Exemptions" (NYS Form ST-340) regarding the value of sales and use tax exemptions the Companies, their agents, subagents, consultants or subcontractors have claimed pursuant to the agency conferred on the Companies with respect to the Project in accordance with General Municipal Law Section 874(8). The Companies further covenant and agree that it will, within thirty (30) days of each filing, provide a copy of same to the Agency; provided, however, in no event later than February 15<sup>th</sup> of each year. The Companies understand and agree that the failure to file such annual statement will result in the removal of the Companies' authority to act as agent for the Agency.

(k) The Companies acknowledge and agree that all purchases made in furtherance of the Project shall be made using "IDA Agent or Project Operator Exempt Purchase Certificate" (NYS Form ST-123, a copy of which is attached hereto as Exhibit B, and it shall be the responsibility of the Companies (and not the Agency) to complete NYS Form ST-123. The Companies acknowledge and agree that it shall identify the Project on each bill and invoice for such purchases and further indicate on such bills or invoices that the Companies are making purchases of tangible personal property or services for use in the Project as agent of the Agency. For purposes of indicating who the purchaser is, the Companies acknowledge and agree that the purchase invoice should state, "I am a duly authorized representative of Moley Magnetics, Inc. and JNR Magnetics, LLC (the "Companies") and certify that the Companies are duly appointed agents of the Town of Lockport Industrial Development Agency and that it is purchasing the tangible personal property or services for use in the following IDA project and that such purchases qualify as exempt from sales and use taxes under my agent agreement with the Town of Lockport Industrial Development Agency." The Companies further acknowledge and agree that the following information shall be used by the Companies to identify the Project on each bill and invoice: "the name of the Project, the street address of the Project site, and IDA project number." Until the Project is completed, the Companies will forward to the Agency on a semi-annual basis commencing six months following the adoption of the Inducement Resolution by the Agency, a listing of all vendors, costs of purchases and estimated sales/use tax for each

vendor. The Companies will also forward to the Agency all Form ST-123's issued by the Companies to sellers to the Agency within 30 days following the issuance of the Form ST-123 by the Companies.

(1) The Companies acknowledge and agree that, except to the extent of bond proceeds (to the extent bonds are issued by the Agency with respect to the Project), the Agency shall not be liable, either directly or indirectly or contingently, upon any such contract, agreement, invoice, bill or purchase order in any manner and to any extent whatsoever (including payment or performance obligations), and the Companies shall be the sole party liable thereunder.

3. Hold Harmless Provision. The Companies hereby release the Agency from, agree that the Agency shall not be liable for, and agree to indemnify, defend and hold the Agency and its executive director, directors, officers, members employees, agents (except the Companies), representatives, successors and assigns harmless from and against any and all (i) liability for loss or damage to property or injury to or death of any and all persons that may be occasioned by any cause whatsoever pertaining to the Facility or arising by reason of or in connection with the occupation, or the use thereof or the presence on, in or about the Facility or breach by the Companies of this Agreement or (ii) liability arising from or expense incurred by the Agency's financing, acquiring, rehabilitating, constructing, renovation, equipping, owning and leasing of the Equipment or the Facility, including without limiting the generality of the foregoing, all causes of action and reasonable attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. The foregoing indemnities shall apply notwithstanding the fault or negligence on the part of the Agency, or any of its respective members, directors, officers, agents (except the Companies) or employees and irrespective of the breach of a statutory obligation or the application of any rule of comparative or apportioned liability, except that such indemnities will not be applicable with respect to willful misconduct or gross negligence on the part of the Agency or any other person or entity to be indemnified.

4. Insurance Required. Effective as of the date hereof and until the expiration or termination of the right of the Companies to act as agent of the Agency hereunder, the Companies shall maintain, or cause to be maintained by its subagent or subcontractors, certain insurance against such risks and for such amounts as are customarily insured against by businesses of like size and type, and paying, as the same become due and payable, all premiums in respect thereto, including, but not necessarily limited to:

(a) (i) Insurance against loss or damage by fire, lightning and other casualties, with a uniform standard extended coverage endorsement, such insurance to be in an amount not less than the full replacement value of the Facility, exclusive of excavations and foundations, as determined by a recognized appraiser or insurer selected by the Companies or (ii) as an alternative to the above requirements (including the requirement of periodic appraisal), the Companies may insure the Facility under a blanket insurance policy or policies covering not only the Facility but other properties as well. Such insurance shall have a commercially reasonable deductible.

(b) Workers' compensation insurance, disability benefits insurance, and each other form of insurance which the Agency or the Companies is required by law to provide, covering loss resulting from injury, sickness, disability or death of employees of the Companies who are located at or assigned to the Facility.

(c) Insurance against loss or losses from liabilities imposed by law or assumed in any written contract and arising from personal injury and death or damage to the property of others caused by any accident or occurrence, with limits of not less than \$5,000,000 per accident or occurrence on account of personal injury, including death resulting therefrom, and \$5,000,000 per accident or occurrence on account of damage to the property of others, excluding liability imposed upon the Companies by any applicable workers' compensation law.

5. Additional Provisions Respecting Insurance. (a) All insurance required by Section 4 hereof shall name the Agency as an additional insured, as its interest may appear. All insurance shall be procured and maintained in financially sound and generally recognized responsible insurance companies selected by the Companies and authorized to write such insurance in the State. Such insurance may be written with commercially reasonably deductible amounts comparable to those on similar policies carried by other companies engaged in businesses similar in size, character and other respects to those in which the Companies are engaged. All policies evidencing such insurance shall provide for (i) payment of the losses of the Companies and the Agency as their respective interest may appear, and (ii) at least thirty (30) days prior written notice of the cancellation thereof to the Companies and the Agency, except in the event of non-payment, in which at least ten (10) days prior written notice of the cancellation shall be delivered to the Companies and the Agency. All insurance requirements in Section 4 may be satisfied by blanket policies subject to the reasonable approval by the Agency; provided, however, that approval or acceptance by a commercial lender (if any) in connection with the financing of the Project shall not require approval by the Agency. All or some of Section 4 insurance requirements may be satisfied by an Owner Controlled Insurance Program ("OCIP") subject to approval by the Agency; provided, however, that approval or acceptance by a commercial lender in connection with the financing of the Project shall not require approval by the Agency.

(b) All such policies of insurance, or a certificate or certificates of insurance that such insurance is in force and effect, shall be deposited with the Agency on the date hereof. Prior to expiration of any such policy, the Companies shall furnish evidence to the Agency that the policy has been renewed or replaced or is no longer required by this Agreement.

6. This Agreement may be executed in any number of counterparts each of which shall be deemed an original but which together shall constitute a single instrument.

7. All notices, claims and other communications hereunder shall be in writing and shall be deemed to be duly given if personally delivered or mailed first class, postage prepaid, as follows:



To the Agency: TOWN OF LOCKPORT INDUSTRIAL DEVELOPMENT AGENCY  
6560 Dysinger Road  
Lockport, New York 14094  
Attention: Chairman

With copy to: Administrative Director at the same address

To the Companies: Moley Magnetics, Inc. and JNR Magnetics, LLC  
4922 IDA Park Drive  
Lockport, New York 14094  
Attention: Ronald Slaby, Secretary and Treasurer

With copy to: Miskell & Moxham  
280 East Avenue  
Lockport, New York 14094  
Attention: Walter Moxham, Esq.

or at such other address as any party may from time to time furnish to the other party by notice given in accordance with the provisions of this Section. All notices shall be deemed given when received or delivery of same is refused by the recipient or personally delivered in the manner provided in this Section.

8. This Agreement shall be governed by, and all matters in connection herewith shall be construed and enforced in accordance with, the laws of the State applicable to agreements executed and to be wholly performed therein and the parties hereto hereby agree to submit to the personal jurisdiction of the federal or state courts located in Niagara County, New York.

9. The parties are contemplating that the Agency will negotiate and enter into a Lease to Agency (the "Lease to Agency"), a Leaseback Agreement (the "Leaseback Agreement") with the Companies, which Leaseback Agreement will contain Payment in Lieu of Taxes Provisions and a mortgage from the Agency and the Companies to a lender selected by the Companies and approved by an officer of the Agency. At any time prior to the execution of the Lease to Agency and the Leaseback Agreement, the Agency can transfer title to the Companies of all assets acquired by the Companies as agents for the Agency. Additionally, at any time prior to execution of the Lease to Agency and the Leaseback Agreement, the Companies can demand that the Agency transfer title to the Companies with respect to all assets acquired by the Companies as agents for the Agency, provided all amounts owed the Agency have been paid current and the Agency shall transfer title to such assets to the Companies by a bill of sale.

10. By executing this Agent Agreement, the Companies covenant and agree to pay all fees, costs and expenses incurred by the Agency for (i) legal services in connection with the Project, including but not limited to those provided by the Agency's Counsel, and (ii) other consultants retained by the Agency in connection with the Project; with all such charges to be paid by the Companies at the closing or, if the closing does not occur, within ten (10) business days of receipt of the Agency's invoices therefore. The Companies are entitled to receive a

written estimate of fees and costs of the Agency's Counsel in accordance with the fee schedule of the Agency.

The Companies further covenant and agree that the Companies are liable for payment to the Agency of all charges referred to above, as well as all other actual costs and expenses incurred by the Agency in undertaking the Project notwithstanding the occurrence of any of (i) the Company's withdrawal, abandonment, cancellation or failure to pursue the Project; (ii) the inability of the Agency or the Companies to procure the services of one or more financial institutions to provide financing for the Project; or (iii) the Company's failure, for whatever reason, to undertake and/or successfully complete the Project.

[The Balance of This Page Intentionally Left Blank]



[Signature Page to Agent Agreement]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

Dated: November 10, 2015

TOWN OF LOCKPORT INDUSTRIAL  
DEVELOPMENT AGENCY]

By: David R. King  
Name: David R. King  
Title: CEO

Dated: November 10, 2015

MOLEY MAGNETICS, INC.

By: Ronald Slaby  
Name: Ronald Slaby  
Title: Secretary and Treasurer

Dated: November 10, 2015

JNR MAGNETICS, LLC

By: Ronald Slaby  
Name: Ronald Slaby  
Title: Secretary and Treasurer

**SCHEDULE A**

**LIST OF APPOINTED AGENTS<sup>1</sup>**

1. \_\_\_\_\_
  2. \_\_\_\_\_
  3. \_\_\_\_\_
  4. \_\_\_\_\_
  5. \_\_\_\_\_
  6. \_\_\_\_\_
  7. \_\_\_\_\_
  8. \_\_\_\_\_
  9. \_\_\_\_\_
  10. \_\_\_\_\_
-

**EXHIBIT A**

FORM OF SALES TAX LETTER

November 9, 2015

Moley Magnetics, Inc.  
4922 IDA Park Drive  
Lockport, New York 14094

JNR Magnetics, LLC  
4922 IDA Park Drive  
Lockport, New York 14094

***Re: Town of Lockport Industrial Development Agency and  
Moley Magnetics, Inc. and JNR Magnetics, LLC***

Ladies and Gentlemen:

Pursuant to a resolution duly adopted on October 29, 2015 (the "Resolution"), the Town of Lockport Industrial Development Agency (the "Agency") appointed Moley Magnetics, Inc. and JNR Magnetics, LLC (the "Companies") the true and lawful agent of the Agency to undertake a certain project (the "Project") consisting of: A manufacturing, warehousing, distribution and management and repair center (the "Facility").

This appointment includes authority to purchase on behalf of the Agency all materials to be incorporated into and made an integral part of the Facility and the following activities as they relate to any construction, erection and completion of any buildings, whether or not any materials, equipment or supplies described below are incorporated into or become an integral part of such buildings: (1) all purchases, leases, rentals and other uses of tools, machinery and equipment in connection with construction and equipping, (2) all purchases, rentals, uses or consumption of supplies, materials, utilities and services of every kind and description used in connection with construction and equipping and (3) all purchases, leases, rentals and uses of equipment, machinery and other tangible personal property (including installation costs), installed or placed in upon or under such building or facility, including all repairs and replacements of such property.

This agency appointment includes the power to delegate such agency, in whole or in part to agents, subagents, contractors, subcontractors, contractors and subcontractors of such agents and subagents and to such other parties as the Companies choose, as is set forth in the Agent Agreement, dated as of October 29, 2015, by and between the Agency and the Companies (the "Agent Agreement"). As further set forth in the Agent Agreement, the Agency will complete "IDA Appointment of Project Operator or Agent For Sales Tax Purposes" (NYS Form ST-60)



for the Companies and the Agency will execute said form forward said form to the New York State ("State") Department of Taxation and Finance within thirty (30) days of appointment.

As further set forth in the Agent Agreement, in order to be entitled to use the exemption from New York State Sales and Use Taxes ("Sales Tax"), the Companies, its agents, subagents, contractors and subcontractors should present to the supplier or vendor of materials for the Project, a completed "IDA Agent or Project Operator Exempt Purchase Certificate" (NYS Form ST-123), to show that the Companies, its agents, subagents, contractors and subcontractors are each acting as agent for the Agency in making the purchases of tangible personal property or services for use in the Project, thereby relieving such vendor or seller from the obligation to collect Sales Tax with respect to the construction and installation and equipping of the Facility. In connection therewith, it is necessary for the Companies to identify the Project on each bill or invoice and indicate thereon which of the Companies, its agents, subagents, contractors and subcontractors acted as agent for the Agency in making the purchases. Copies of each NYS Form ST-123 issued by the Companies to a seller shall be forwarded to the Agency within thirty (30) days following the issuance by the Companies.

As further set forth in the Agent Agreement, the Companies are required to file an annual statement with the State Department of Taxation and Finance on "Annual Report of Sales and Use Tax Exemptions" (NYS Form ST-340) regarding the value of sales and use tax exemptions the Companies, its agents, consultants or subcontractors have claimed pursuant to the agency conferred on the Companies by the Agency with respect to this Project, and the Companies are required to provide a copy of same to the Agency within thirty (30) days of each filing; provided, however, in no event later than February 15<sup>th</sup> of each year.

The agency conferred on the Companies by the Agency is limited to the Project, and will expire on **October 29, 2016**. The Companies may apply to extend this agency authority by showing good cause; *provided, however, the exemption for leases executed prior to said date shall continue through the term or extended term of said lease and any acquisition of said leased property*. Should the agency authority be extended beyond such date, the agency created will continue for as long as the period of the Agency resolution approving such extension.

This letter is provided for the sole purpose of describing the exemption from Sales Tax for this Project only. No other principal/agent relationship is intended or may be implied or inferred by this letter.

With respect to registered vehicles acquired by the Companies in the name of the Agency, the Agency shall transfer title to such vehicles immediately back to the Companies, or as soon thereafter as reasonable practicable; and any personal property acquired by the Companies in the name of the Agency shall be located in the Town of Lockport, New York, except for temporary periods during ordinary use.

This letter is being issued pursuant to the Agent Agreement. All agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project should be aware of the Agent Agreement and obtain a copy thereof.

As further set forth in the Agent Agreement, except to the extent of bond proceeds (to the extent bonds are issued by the Agency with respect to the Project), the Agency is not liable,

either directly or indirectly or contingently, upon any such contract, agreement, invoice, bill or purchase order in any manner and to any extent whatsoever (including payment or performance obligations), and the Companies are the sole party liable thereunder.

Very truly yours,

TOWN OF LOCKPORT INDUSTRIAL  
DEVELOPMENT AGENCY

By: \_\_\_\_\_  
Name:  
Title: