

RESOLUTION GRANTING APPROVAL OF AND AUTHORIZING THE GRANT OF CERTAIN FINANCIAL ASSISTANCE BY THE TOWN OF BABYLON INDUSTRIAL DEVELOPMENT AGENCY TO HUMAN FIRST, INC. AND MASIANDARO, KALPAKJIAN & MASCIANDARO CO. IN CONNECTION WITH THE ACQUISITION, RENOVATION AND EQUIPPING OF A MANUFACTURING AND DISTRIBUTION FACILITY IN THE TOWN OF BABYLON

WHEREAS, the Town of Babylon Industrial Development Agency (the "Agency") is authorized under the laws of the State of New York, and in particular under the provisions of the New York State Industrial Development Agency Act and the Agency's enabling legislation, respectively constituting Article 18-A and Section 907-a of the General Municipal Law (Chapter 24 of the Consolidated Laws of New York), as amended (the "Act"), to assist in providing for manufacturing, warehousing, research, civic, commercial and industrial facilities in the Town of Babylon; and

WHEREAS, representatives of Human First, Inc., a corporation organized and existing under the laws of the State of New York (the "Lessee") have supplied information to the Town of Babylon Industrial Development Agency (the "Agency") concerning a project (the "Project") consisting of the acquisition of a leasehold interest in an approximately 22,550 square foot building located at 1 Michael Avenue in Farmingdale, New York (the "Facility") in the Town of Babylon, New York (the "Town"), and the renovation and equipping by the Lessee or Masiandaro, Kalpakjian & Masciandaro Co. (the "Owner") of such Facility, for use by the Lessee as an office and program services facility in its business of providing programs and services for people with developmental disabilities and other special needs; and

WHEREAS, representatives of the Lessee have indicated that the Lessee has outgrown its current locations at 128 Atlantic Avenue in Lynbrook, New York Avenue and 375 Commack Road in Deer Park, New York (collectively, the "Existing Facilities") and relocation to the Facility is necessary to preserve the competitive position of the Lessee in its industry;

WHEREAS, in order to induce such facilities within the Town it appears necessary to assist the Lessee by the Agency taking legal title to the Facility so as to afford the Owner and the Lessee certain relief from mortgage recording taxation, relief from real property taxation and relief from sales and use taxation for a limited period; and

WHEREAS, it is contemplated that the Owner will cause the transfer pursuant to a deed of the Facility to the Agency and the Agency will lease the Facility to Owner pursuant to an Overlease Agreement between the Agency and the Owner (the "Overlease Agreement"); which Facility will be subleased to Lessee pursuant to a lease agreement from Owner to Lessee (the "Prime Lease"); further subleased by the Lessee to the Agency pursuant to a Company Lease Agreement between the Lessee and the Agency (the "Company Lease"); and then subleased by the Agency to the Lessee pursuant to the provisions a Lease Agreement (the "Lease Agreement"); and

WHEREAS, pursuant to the Overlease Agreement and Lease Agreement, Owner or the Lessee on behalf of Owner, have agreed to make certain payments in lieu of real property taxes with respect to the Facility to the Agency; and

WHEREAS, it is desired that the Agency authorize the granting of certain financial assistance to the Lessee and Owner in connection with the Project including exemption from mortgage recording taxes, real property taxes and sales and use taxes.

NOW, THEREFORE, BE IT DETERMINED, APPROVED AND RESOLVED by the members of the Agency as follows:

Section 1. (a) The Agency hereby finds and determines that (i) the Project constitutes a "Project" within the meaning of the Industrial Development Agency Act Article 18-A of the General Municipal Law of the State of New York (the "Act"); and (ii) the granting of mortgage recording tax abatements, real property tax abatements and sales and use tax abatements (collectively the "Financial Assistance") by the Agency with respect to the Facility pursuant to the Act, will promote job opportunities, health, general prosperity and the economic welfare of the inhabitants of the Town of Babylon, New York and the State of New York and improve their standard of living, and thereby serve the public purposes of the Act.

(b) It is desirable and in the public interest for the Agency to grant Financial Assistance to the Owner and the Lessee with respect to the Project.

(c) The Agency shall grant Financial Assistance in the form of state and local sales and use tax abatements and in the event of the occurrence of a recapture event under the Lease Agreement the Agency will pursue recapture of Financial Assistance as provided in the Lease Agreement.

Section 2. To accomplish the purposes of the Act and assist the Lessee to undertake the Project, the Agency shall take legal title to the Facility, lease the Facility to Owner pursuant to the Overlease Agreement, which Facility will then be further subleased by Owner to the Lessee pursuant to the Prime Lease.

Section 3. To accomplish the purposes of the Act and assist the Lessee to undertake the Project, the Lessee shall sublease the Facility to the Agency pursuant to the Company Lease and the Agency shall then sublease the Facility to the Lessee pursuant to the Lease Agreement.

Section 4. Pursuant to the Overlease Agreement and the Lease Agreement, the Owner, or the Lessee on behalf of the Owner, shall make certain payments in lieu of real property taxes ("Pilots") which would be otherwise due and payable with respect to the Facility.

Section 5. In order to provide the Owner with financial assistance with respect to exemption from New York State and local Sales and Use Taxes with respect to the Project the Agency shall issue to the Owner its Sales Tax Authorization Letter (the "Sales Tax Letter") which shall be used pursuant to the terms contained therein and in the Lease Agreement.

Section 6. The form and substance of the Overlease Agreement in substantially the form previously approved by the Agency for other "straight lease" transactions is hereby approved.

Section 7. The form and substance of the Company Lease in substantially the form previously executed for other "straight lease" transactions is hereby approved. Section 9. The

form and substance of the Lease Agreement in substantially the form previously approved by the Agency for other "straight lease" transactions is hereby approved.

Section 8. The form and substance of the Lease Agreement in substantially the form previously approved by the Agency for other "straight lease" transactions is hereby approved.

Section 9. In order to secure amounts to be loaned by one or more mortgage lenders acceptable to the Chief Executive Officer ("CEO") of the Agency to the Lessee, the Agency hereby authorizes the execution of one or more mortgages and assignments of leases and rents (collectively, the "Mortgage") granted at the initial closing of the transaction or any time thereafter during the term of the Lease Agreement, from the Agency and the Lessee to such mortgage lender(s) acceptable to the CEO of the Agency, in form acceptable to the CEO of the Agency and Counsel to the Agency.

Section 10. Robert Stricoff, as CEO or any successor CEO or any other Authorized Representative, is hereby authorized, on behalf of the Agency, to execute and deliver final forms of the Overlease Agreement, the Company Lease, the Lease Agreement, the Sales Tax Letter, the Mortgage and any other agreements or certificates consistent herewith (hereinafter collectively called the "Agency Documents"), all in substantially the forms previously executed by the Agency for other "straight lease" transactions acceptable to Agency Counsel, with such changes, variations, omissions and insertions in the Agency Documents as the CEO or any other Authorized Representative of the Agency shall upon advice of counsel approve. The execution thereof by the CEO shall constitute conclusive evidence of such approval.

The CEO or any other Authorized Representatives are further hereby authorized, on behalf of the Agency, to designate any additional authorized representatives including the Chairman, the Secretary or Assistant Secretary of the Agency, to execute any Agency Documents or certificates of the Agency authorized pursuant to this Resolution and determine the terms of the Agency Documents.

The Secretary, Assistant Secretary or Counsel to the Agency is hereby authorized to attest to the CEO's or any other Authorized Representative's signature on the foregoing documents and to impress or affix the seal or facsimile seal of the Agency thereto.

Section 11. The CEO, the Chief Financial Officer ("CFO") of the Agency, the Chairman or the Secretary and any member of the Agency (as used in this resolution, the "Authorized Representatives") are hereby designated the authorized representatives of the Agency and each of them is hereby authorized and directed to cause the transactions as described in the Lease Agreement and the Sublease Agreement to be undertaken and in relation thereto, to execute and deliver any and all papers, instruments, agreements, opinions, certificates, affidavits and other documents, and to do and cause to be done any and all acts and things necessary or proper for carrying out this resolution, and the Agency Documents including such changes or revisions in the forms of such documents as may be requested by counsel to the Agency.

Section 12. 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, agreements 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 13. All covenants, stipulations, obligations and agreements of the Agency contained in this resolution, and the Agency Documents shall be deemed to be the covenants, stipulations, obligations and agreements of the Agency to the full extent authorized or permitted by law, and such covenants, stipulations, obligations and agreements shall be binding upon the Agency and its successors from time to time and upon any board or body to which any powers or duties, affecting such covenants, stipulations, obligations and agreements shall be transferred by or in accordance with law. Except as otherwise provided in this resolution, all rights, powers and privileges conferred and duties and liabilities imposed upon the Agency or the members thereof by the provisions of this resolution, and the Agency Documents shall be exercised or performed by the Agency or by such members, officers, board or body as may be required by law to exercise such powers and to perform such duties.

Section 14. No covenant, stipulation, obligation or agreement contained in this resolution, or the Agency Documents shall be deemed to be a covenant, stipulation, obligation or agreement of any member, officer, agent or employee of the Agency or the Town of Babylon in his or their individual capacity and neither the members of the Agency nor any officer shall be liable personally on the Agency Documents or be subject to any personal liability or accountability by reason of the execution thereof.

Section 15. The law firm Winston & Strawn LLP is hereby appointed transaction counsel to the Agency for this transaction.

Section 16. Notwithstanding the foregoing, the Agency will not grant any Financial Assistance (as such term is defined in the Act) in excess of \$100,000 to either of the Sublessee or the Lessee until the Agency has held a public hearing with respect to the Project in accordance with the provisions of the Act.

Section 17. This resolution shall take effect immediately.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

The resolution was thereupon declared duly adopted.

Adopted: September 9, 2014


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

I, Thomas Dolan, the duly elected, qualified Secretary of the Town of Babylon Industrial Development Agency (the "Agency"), hereby certify that:

1. The foregoing is a true, correct and complete copy of the record of proceedings of the Agency had and taken at a lawful meeting of the Agency held at the Law Office of John Braslow, 816 Deer Park Avenue, North Babylon, New York on September 9, 2014, commencing at the hour of 7:00 P.M., as recorded in the regular official book, of the proceedings of the Agency, those proceedings were duly had and taken as shown therein.

2. All members of the Agency and the public were duly notified of that meeting pursuant to law.

IN WITNESS WHEREOF, I have signed this certificate and affixed the seal of the Agency the 9th day of September, 2014.


Secretary

(SEAL)