

**RESOLUTION OF THE TOWN OF BABYLON INDUSTRIAL DEVELOPMENT AGENCY AUTHORIZING APPROVING THE ACQUISITION, RENOVATION, RECONSTRUCTION AND EQUIPPING OF A CERTAIN ADDITIONAL FACILITY WITH RESPECT TO A PROJECT FOR GREAT NECK CHEMISTS, INC. OF N.Y., PRECISION COMPOUNDING PHARMACY & WELLNESS INC., 69 ALLEN BOULEVARD LLC AND 61-65 ALLEN BOULEVARD LLC AND APPROVING THE FORM, SUBSTANCE AND EXECUTION OF RELATED DOCUMENTS AND DETERMINING OTHER MATTERS IN CONNECTION THEREWITH.**

WHEREAS, the Town of Babylon Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of Laws of 1969 of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 177 of the Laws of 1973 of New York, as amended, constituting Section 907-a of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, renovating, improving, maintaining, equipping and furnishing of, among others, manufacturing, warehousing, research, commercial or industrial facilities, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, Great Neck Chemists, Inc. of N.Y. (the "Parcel 1 Operating Company"), Precision Compounding Pharmacy & Wellness Inc. (the "Parcel 2 Operating Company" and, together with the Parcel 1 Operating Company, the "Operating Companies"), 69 Allen Boulevard LLC (the "Parcel 1 Real Estate Holding Company") and 61-65 Allen Boulevard LLC (the "Parcel 2 Real Estate Holding Company" and, together with the Parcel 1 Real Estate Holding Company, the "Real Estate Holding Companies"), on behalf of themselves and/or entities formed or to be formed on behalf of the foregoing, submitted an application to the Agency on or about January 24, 2024 (the "Original Application"), a copy of which is on file at the office of the Agency, requesting the Agency undertake a project (the "Original Project") consisting of the following: (A)(1) the acquisition of an interest in approximately 0.51 acres of real estate located at 69 Allen Boulevard, Farmingdale (Tax Map #0100-095.00-03.00-007.000) in the Town of Babylon, Suffolk County, New York (the "Parcel 1 Land"), the renovation of an existing approximately 10,000 square foot building located on the Parcel 1 Land (the "Parcel 1 Improvements"), and the acquisition and installation therein and thereon of certain equipment and personal property not part of the Parcel 1 Equipment (as such term is defined herein) (the "Parcel 1 Facility Equipment"; and, together with the Parcel 1 Land and the Parcel 1 Improvements, the "Parcel 1 Company Facility"), which Parcel 1 Company Facility is to be leased and subleased by the Agency to the Parcel 1 Real Estate Holding Company and further subleased by the Parcel 1 Real Estate Holding Company to the Parcel 1 Operating Company; (2) the acquisition and installation of certain equipment and personal property (the "Parcel 1 Equipment" and, together with the Parcel 1 Company Facility, the "Parcel 1 Facility"), which Parcel 1 Facility will be used by the Parcel 1 Operating Company as a distribution facility and related uses for its business of pharmaceutical distribution, including to

long-term care facilities; (3) the acquisition of an interest in approximately 0.51 acres of real estate located at 61-65 Allen Boulevard, Farmingdale (Tax Map #0100-095.00-03.00-006.000) in the Town of Babylon, Suffolk County, New York (the “Parcel 2 Land”; and, together with the Parcel 1 Land, the “Original Land”), the renovation of an existing approximately 10,000 square foot building located on the Parcel 2 Land (the “Parcel 2 Improvements”), and the acquisition and installation therein and thereon of certain equipment and personal property not part of the Parcel 2 Equipment (as such term is defined herein) (the “Parcel 2 Facility Equipment”; and, together with the Parcel 2 Land and the Parcel 2 Improvements, the “Parcel 2 Company Facility” and, together with the Parcel 1 Company Facility, the “Original Company Facilities”), which Parcel 2 Company Facility is to be leased and subleased by the Agency to the Parcel 2 Real Estate Holding Company and further subleased by the Parcel 2 Real Estate Holding Company to the Parcel 2 Operating Company; and (4) the acquisition and installation of certain equipment and personal property (the “Parcel 2 Equipment” and, together with the Parcel 2 Company Facility, the “Parcel 2 Facility”; the Parcel 1 Facility and the Parcel 2 Facility, together, the “Original Facility”), which Parcel 2 Facility will be used by the Parcel 2 Operating Company as a manufacturing and distribution facility and related uses for its business as a manufacturer and distributor of specialty compounding pharmaceuticals and medication; (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing limited to potential exemptions from certain sales and use taxes, transfer taxes, mortgage recording taxes (except as limited by Section 874 of the Act) and real property taxes (collectively, the “Original Financial Assistance”); and (C)(1) the lease (with an obligation to purchase) or sale of the Parcel 1 Company Facility to the Parcel 1 Real Estate Holding Company or such other person as may be designated by the Parcel 1 Real Estate Holding Company and agreed upon by the Agency and the lease (with an obligation to purchase) or sale of the Parcel 1 Equipment to the Parcel 1 Operating Company or such other person as may be designated by the Parcel 1 Operating Company and agreed upon by the Agency; and (2) the lease (with an obligation to purchase) or sale of the Parcel 2 Company Facility to the Parcel 2 Real Estate Holding Company or such other person as may be designated by the Parcel 2 Real Estate Holding Company and agreed upon by the Agency and the lease (with an obligation to purchase) or sale of the Parcel 2 Equipment to the Parcel 2 Operating Company or such other person as may be designated by the Parcel 2 Operating Company and agreed upon by the Agency; and

WHEREAS, the Agency (A) caused notice of public hearing of the Agency (the “Original Public Hearing”) pursuant to Section 859-a of the Act, to hear all persons interested in the Original Project and the Financial Assistance being contemplated by the Agency with respect to the Original Project, to be mailed or hand delivered on or about March 6, 2024 to the chief executive officers of the County of Suffolk, the Town of Babylon, the Farmingdale Union Free School District and the Farmingdale Public Library (collectively, the “Affected Tax Jurisdictions”), (B) caused notice of the Original Public Hearing to be published on March 9, 2024 in Newsday, a newspaper of general circulation available to the residents of the Town of Babylon, New York, (C) conducted the Original Public Hearing on March 19, 2024 at 1:00 p.m. at Old Town Hall, 47 West Main Street, Babylon, New York, and (D) prepared a report of the Original Public Hearing that fairly summarized the views presented at said public hearing and distributed same to the members of the Agency; and

WHEREAS, in accordance with the requirements of Section 859-a(1-a) of the Act, a copy of the public hearing resolution with respect to the Original Project adopted by the Agency on

January 24, 2024 was mailed or hand delivered on or about February 15, 2024 to the chief executive officers of each of the Affected Tax Jurisdictions in which the Original Project is or is to be located (including with respect to the school district the district clerk and the district superintendent); and

WHEREAS, the Agency caused to be mailed on or about March 14, 2024 a letter to Nassau County and the Town of Hempstead (the “Current Municipalities”) notifying the Current Municipalities that the Parcel 2 Operating Company currently leases space located at 2657 Merrick Road, Bellmore New York 11710 (the “Current Facility”) and that the Parcel 2 Operating Company has informed the Agency that the Parcel 2 Operating Company will “abandon” (as such term is used in Section 859-a(5)(d)) the Current Facility upon completion of the Original Project; and

WHEREAS, pursuant to a resolution duly adopted by the Agency on March 20, 2024, the Agency (the “Original Approving Resolution”) determined to proceed with the Original Project and to grant the Original Financial Assistance and authorized the execution and delivery of documents in connection therewith (the “Original Project Straight-Lease Transaction”); and

WHEREAS, the Agency, the Real Estate Holding Companies and the Operating Companies have not yet closed on the Original Project Straight-Lease Transaction; and

WHEREAS, the Real Estate Holding Companies and the Operating Companies amended the Original Application (as so amended, the “Amended Application”) and the Original Project in order to add the following to the Original Project (such addition to the Original Project being the “Additional Portion of the Project” and the Original Project as so amended, the “Project”): (A) the acquisition of an interest in and renovations to an approximately 18,500 square foot portion (the “Additional Improvements”) of a 47,000 square foot building located at 120-130 Broadhollow Road, Farmingdale (tax map number 0100-95.00-1.00-40.003) in the Town of Babylon, Suffolk County, New York (such portion thereof relating to the Additional Improvements, the “Additional Land”), and the acquisition and installation therein and thereon of certain equipment and personal property (the “Additional Equipment”; and, together with the Additional Land and the Additional Improvements, the “Additional Facility”) (the Additional Facility and the Original Facility together, the “Facility”), which Additional Facility is to be leased and subleased by the Agency to Precision Compounding Pharmacy & Wellness Inc. (the “Company”) and will be used by the Company as a manufacturing and distribution facility and related uses for its business as a manufacturer and distributor of specialty compounding pharmaceuticals and medication; (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing limited to potential exemptions from certain sales and use taxes, transfer taxes, mortgage recording taxes (except as limited by Section 874 of the Act) and real property taxes (collectively, the “Additional Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Additional Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, representatives of the Real Estate Holding Companies and the Operating Companies have indicated that the Project will result in the growth of permanent full time jobs within the Town of Babylon (the “Town”); and

WHEREAS, in order to induce the Real Estate Holding Companies and the Operating Companies to proceed with the Project within the Town it appears necessary for the Agency to assist the Real Estate Holding Companies and the Operating Companies by taking a leasehold interest in the Facility so as to afford the Real Estate Holding Companies and the Operating Companies certain relief from mortgage recording taxation (to the extent requested), relief from real property taxation and relief from sales and use taxation for a limited period; and

WHEREAS, the Agency (A) caused notice of public hearing of the Agency (the “Additional Public Hearing”) pursuant to Section 859-a of the Act, to hear all persons interested in the Additional Facility and the proposed Additional Financial Assistance being contemplated by the Agency with respect to the Project, to be mailed or hand delivered on or about October 10, 2024 to the chief executive officers of the County of Suffolk, the Town of Babylon, the Farmingdale Union Free School District and the Farmingdale Public Library (collectively, the “Affected Tax Jurisdictions”), (B) caused notice of the Public Hearing to be published on October 12, 2024 in Newsday, a newspaper of general circulation available to the residents of the Town of Babylon, New York, (C) conducted the Public Hearing on October 22, 2024 at 1:00 p.m. at Old Town Hall, 47 West Main Street, Babylon, New York, and (D) prepared a report of the Public Hearing (the “Report”) that fairly summarized the views presented at said public hearing and distributed same to the members of the Agency; and

WHEREAS, in accordance with the requirements of Section 859-a(1-a) of the Act, a copy of the amended project and additional financial assistance public hearing resolution with respect to the Additional Portion of the Project adopted by the Agency on September 18, 2024 was mailed or hand delivered on or about October 18, 2024 to the chief executive officers of each of the Affected Tax Jurisdictions in which the Facility is or is to be located (including with respect to the school district the district clerk and the district superintendent); and

WHEREAS, in order to consummate the Additional Portion of the Project and the granting of the Additional Financial Assistance described in the notice of the Additional Public Hearing, the Agency proposes to enter into the following documents in addition to those authorized by the Original Approving Resolution: (A) a company lease (and a memorandum thereof) (the “Company Lease”) by and between the Company and the Agency, pursuant to which, among other things, the Agency will acquire a leasehold interest in the Additional Land and the Additional Improvements from the Company; (B) a lease and project agreement (and a memorandum thereof) (the “Lease Agreement”) by and between the Agency and the Company, pursuant to which, among other things, the Company will agree to undertake and complete the Project as agent of the Agency and the Company further will agree to lease the Additional Facility from the Agency and, as rental thereunder, to pay the Agency’s administrative fee relating to the Project and to pay all expenses incurred by the Agency with respect to the Project and the Company will agree to make certain payment in lieu of taxes; and (C) various other documents and certificates relating to the Project (the “Other Documents” and, collectively with the Company Lease and the Lease Agreement, the “Agency Documents”); and

WHEREAS, in connection with the Additional Portion of the Project, the Company will execute and deliver to the Agency a bill of sale (the “Bill of Sale to Agency”), which will convey

from the Company to the Agency all right, title and interest of the Company in the Additional Equipment; and

WHEREAS, the Agency will file with the assessor and mail to the chief executive officers of each “affected tax jurisdiction” (within the meaning of such quoted term in Section 854(16) of the Act) a copy of a New York State Board of Real Property Services Form RP-412-a (the form required to be filed by the Agency in order for the Agency to obtain a real property tax exemption with respect to the Additional Facility under Section 412-a of the Real Property Tax Law) (a “Real Property Tax Exemption Form”) relating to the Additional Portion of the Project; and

WHEREAS, simultaneously with the execution of the Agency Documents, the Agency will file with the New York State Department of Taxation and Finance one or more forms entitled “IDA Appointment of Project Operator or Agent for Sales Tax Purposes” (the form required to be filed pursuant to Section 874(9) of the Act) (the “Thirty-Day Sales Tax Forms”); and

WHEREAS, for purposes of exemption from New York State (the “State”) sales and use taxation as part of the Additional Financial Assistance requested, “sales and use taxation” shall mean sales and compensating use taxes and fees imposed by article twenty-eight or twenty-eight-A of the State tax law but excluding such taxes imposed in a city by section eleven hundred seven or eleven hundred eight of such article twenty-eight; and

WHEREAS, an amended preliminary agreement (the “Preliminary Agreement”) relative to the undertaking of the Project by the Agency, to be executed prior to the execution and delivery of the Agency Documents, has been presented for approval by the Agency; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law of the State of New York, as amended, and the regulations of the Department of Environmental Conservation of the State of New York promulgated thereunder (collectively referred to hereinafter as “SEQRA”), the Original Project has been subject to an environmental review resulting in the issuance of a Negative Declaration by the Agency by resolution dated March 20, 2024; and

WHEREAS, pursuant to SEQRA, the Project has been subject to an environmental review resulting in the issuance of an amended Negative Declaration by the Agency by resolution dated October 23, 2024;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE TOWN OF BABYLON INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. The Agency, based upon the representations made by the Real Estate Holding Companies and the Operating Companies to the Agency in the Amended Application, hereby finds and determines that:

- (A) The Agency ratifies the findings in its Original Approving Resolution; and
- (B) 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

(C) The Project constitutes a “project”, as such term is defined in the Act; and

(D) The acquisition, renovation, construction, reconstruction and equipping of the Facility and the leasing of the Facility to the Real Estate Holding Companies and the Operating Companies will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of the Town of Babylon and the State of New York and improve their standard of living and thereby serve the public purposes of the Act; and

(E) The acquisition, renovation, construction, reconstruction and equipping of the Facility and the leasing of the Facility to the Real Estate Holding Companies and the Operating Companies is reasonably necessary to induce the Real Estate Holding Companies and the Operating Companies to maintain and expand their business operations in the Town and in the State; and

(F) Based upon representations of the Real Estate Holding Companies, the Operating Companies and counsel to the Real Estate Holding Companies and the Operating Companies, the Facility conforms with the local zoning laws and planning regulations of the Town and all regional and local land use plans for the area in which the Facility is located; and

(G) Although the completion of the Facility will result in the removal of a plant or facility of the Company or any other proposed occupant of the Facility from one area of the State to another area of the State or in the abandonment of a plant or facility of the Company or of any proposed occupant of the Facility located in the State, the Project is reasonably necessary to preserve the competitive position of the Parcel 2 Operating Company/the Company in its respective industry; and

(H) The Project does not constitute a project where facilities or property that are primarily used in making retail sales to customers who personally visit such facilities constitute more than one-third of the total project cost.

Section 2. The Agency hereby ratifies the Original Approving Resolution and reaffirms the approval of the grant of the Original Financial Assistance to the Real Estate Holding Companies and the Operating Companies.

Section 3. In consequence of the foregoing, the Agency hereby determines to: (A) proceed with the Additional Portion of the Project; (B) acquire (i) a leasehold interest in the Additional Land and all Additional Improvements from the Company pursuant to the Company Lease, and (ii) title to the Additional Equipment pursuant to the Bill of Sale to Agency from the Company to the Agency; (C) lease the Additional Facility to the Company pursuant to the Lease Agreement; (D) acquire, renovate, construct, reconstruct and install the Additional Portion of the Project, or cause the Additional Portion of the Project to be acquired, renovated, constructed, reconstructed, and installed, as provided in the Lease Agreement; (E) grant to the Company exemptions from real estate taxes with respect to the Additional Facility, provided that the Company execute and deliver to the Agency the Lease Agreement; and (F) grant to the Company the Additional Financial Assistance with respect to the Additional Portion of the Project. In the event of the occurrence of a recapture event under the Lease Agreement, the Agency will pursue recapture of Additional Financial Assistance as provided therein.

Section 4. The Agency is hereby authorized to acquire an interest in the Additional Facility and to do all things necessary or appropriate for the accomplishment of the Additional Portion of the Project, and all acts heretofore taken by the Agency with respect to such Additional Portion of the Project are hereby approved, ratified and confirmed.

Section 5. (A) The Preliminary Agreement and the Agency Documents shall be in form and substance satisfactory to the Chief Executive Officer (“CEO”) or the Chief Financial Officer (“CFO”) and the Agency Counsel and shall be in substantially similar form to the documents used in connection with prior Agency projects. The CEO, the CFO, the Chairman and the Secretary (each an “Authorized Representative”) are each hereby authorized, on behalf of the Agency, to execute and deliver the Preliminary Agreement and the Agency Documents, and, where appropriate, the Secretary of the Agency is hereby authorized to affix the seal of the Agency thereto and to attest the same.

(B) The CEO, the CFO and any other Authorized Representatives are each hereby further authorized, on behalf of the Agency, to designate any additional Authorized Representatives to execute any Agency Documents or certificates of the Agency authorized pursuant to this Resolution and determine the terms of the Agency Documents.

Section 6. 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, to 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 7. The Agency hereby delegates to the Company, as agent of the Agency, the authority to designate (following the execution and delivery of the Agency Documents), agents and sub-agents of the Agency (each, a “Sub-Agent”) for purposes of utilizing the Agency sales and use tax exemption with respect to the acquisition, reconstruction and installation of the Additional Facility; provided that any such sub-agency designation shall become effective only upon submission to the Agency within fifteen (15) days of such agency and sub-agency designation: (1) an executed sub-agent appointment agreement (in a form approved by the Agency) and (2) a completed Form ST-60 of the New York State Department of Taxation and Finance (IDA Appointment of Project Operator or Agent for Sales Tax Purposes). Such agents and sub-agents may include contractors and subcontractors involved in the acquisition, reconstruction and installation of the Additional Facility.

Section 8. The terms and conditions of subdivision 3 of Section 875 of the Act are herein incorporated by reference and the Company shall agree to such terms as a condition precedent to receiving or benefiting from an exemption from New York State sales and use exemptions benefits. Notwithstanding anything herein to the contrary, the amount of State and local sales and use tax exemption benefits comprising the Additional Financial Assistance approved herein shall not exceed **\$129,375** (*such that the total amount of State and local sales and use tax exemption benefits for*

***the Project shall not exceed \$172,500) and shall last no longer than two years from the execution and delivery of the Agency Documents.***

Section 9. Notwithstanding anything herein to the contrary, the amount of mortgage recording tax exemption benefits comprising the Additional Financial Assistance approved herein shall not exceed \$0 (*such that the total amount of mortgage recording tax exemption benefits for the Project shall not exceed \$7,500*).

Section 10. Notwithstanding anything herein to the contrary, the amount of real property tax exemption benefits comprising the Additional Financial Assistance approved herein shall be approximately \$287,050, which such amount reflects the total estimated real property tax exemptions for the Additional Facility (which constitute those taxes that would have been paid if the Additional Facility were on the tax rolls and not subject to the Lease Agreement) of approximately \$975,606 less the estimated payments in lieu of taxes of approximately \$688,556 to be made by the Company to the affected tax jurisdictions with respect to the Additional Facility during the term of the Lease Agreement. The approximate amount of estimated real property tax exemptions and the approximate amount of estimated payments in lieu of taxes are estimated based on an assumed assessed value of the Additional Facility and assumed future tax rates of the affected tax jurisdictions. The actual amount of real property tax abatement benefit is subject to change over the terms of the Lease Agreement depending on any changes to assessed value and/or tax rates of the Affected Tax Jurisdictions. Exhibit A attached hereto reflects the calculation for the annual amount of the payments in lieu of taxes to be made to the affected tax jurisdictions in each year during the term of the Lease Agreement.

Section 11. The Preliminary Agreement and the Agency Documents shall be deemed the obligations of the Agency, and not of any member, officer, agent or employee of the Agency in his/her individual capacity, and the members, officers, agents and employees of the Agency shall not be personally liable thereon or be subject to any personal liability or accountability based upon or in respect hereof or of any transaction contemplated hereby. The Preliminary Agreement and the Agency Documents shall not constitute or give rise to an obligation of the State of New York or Suffolk County, New York and neither the State of New York nor Suffolk County, New York shall be liable thereon, and further, such agreement shall not constitute or give rise to a general obligation of the Agency, but rather shall constitute limited obligations of the Agency.

Section 12. This resolution shall take effect immediately upon adoption.

Exhibit A

For the period commencing on the PILOT Commencement Date (to be defined in the Lease Agreement) until the earlier of (i) the Abatement Termination Date (to be defined in the Lease Agreement) or (ii) the date on which the Agency no longer has a leasehold interest in the Additional Land and the Additional Improvements, the Company shall make payment in lieu of real estate taxes (the “PILOT Payments”) as follows:

Definitions

- X = the then current assessed value of the Additional Land and the Additional Improvements from time to time.
- PILOT Commencement Date = the Taxable Status Date of the Town immediately following the execution and delivery of the Agency Documents.
- Normal Tax Due = those payments for taxes and assessments, other than special ad valorem levies, special assessments and service charges against real property located in the Town of Babylon (including any existing incorporated village or any village which may be or may have been incorporated after the date hereof, within which the Project is wholly or partially located) which are or may be imposed for special improvements or special district improvements, which the Company would pay without exemption.
- Tax Year = the Tax Year of the Town commencing each December 1 and ending the following November 30.

Payment  
Tax Year

1	40.0% Normal Tax Due on X
2	44.0% Normal Tax Due on X
3	48.0% Normal Tax Due on X
4	52.0% Normal Tax Due on X
5	56.0% Normal Tax Due on X
6	60.0% Normal Tax Due on X
7	64.0% Normal Tax Due on X
8	68.0% Normal Tax Due on X
9	72.0% Normal Tax Due on X
10	76.0% Normal Tax Due on X
11	80.0% Normal Tax Due on X
12	84.0% Normal Tax Due on X
13	88.0% Normal Tax Due on X
14	92.0% Normal Tax Due on X
15	96.0% Normal Tax Due on X

16 and thereafter      100% Normal Tax Due on X

The tax benefits provided for shall be deemed to commence on the PILOT Commencement Date. In no event shall the Company be entitled to receive real property tax benefits due to the Additional Facility under the Lease Agreement for a period longer than the period set forth in the formula immediately above. Notwithstanding the foregoing schedule, the Company will further covenant and agree that for any period that the Agency continues to hold a leasehold interest in the Additional Land and the Additional Improvements after termination, the Company shall pay 100% of the Normal Tax Due on X together with any special assessment and services charges relating to the Additional Land and the Additional Improvements whichever may be imposed for special district improvements in accordance with the provisions of the Lease Agreement.