

AUTHORIZING RESOLUTION

(Lucky Hare Brewing Company Inc. Sublease & Equipment Lease Extension)

A regular meeting of the Schuyler County Industrial Development Agency was convened on Wednesday, September 9, 2026.

The following resolution was duly offered and seconded, to wit:

Resolution No. 9/2026 - 04

RESOLUTION OF THE SCHUYLER COUNTY INDUSTRIAL DEVELOPMENT AGENCY AUTHORIZING THE EXECUTION AND DELIVERY OF A FIRST AMENDMENT TO SUBLEASE AND FIRST AMENDMENT TO EQUIPMENT LEASE WITH LUCKY HARE BREWING COMPANY INC.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law ("GML") of the State of New York, as amended, and Chapter 21 of the Laws of 1971 of the State of New York, as amended (hereinafter collectively called the "Act"), **SCHUYLER COUNTY INDUSTRIAL DEVELOPMENT AGENCY** (the "Agency") was created with the authority and power to own, lease and sell property for the purpose of, among other things, acquiring, constructing and equipping industrial, manufacturing and commercial facilities as authorized by the Act; and

WHEREAS, the Agency and the County of Schuyler previously entered into that certain Lease Agreement, dated June 16, 1983 and recorded in the Office of the Schuyler County Clerk at Liber 27 of Leases at Page 237, as secured by that certain Income Assignment Agreement, dated September 19, 1996 and recorded in the Office of the Schuyler County Clerk at Misc. Liber 14 at Page 338, and as amended by (i) that certain amendment dated January 23, 2006, and (ii) a certain Amendment to Sub-Lease, dated as of February 2, 2006 and recorded in the Office of the Schuyler County Clerk at Liber 49 of Leases as Page 557 and (iii) a certain Lease Amendment, dated as of August 23, 2013 (collectively herein, the "Master Lease Agreement"), such Master Lease Agreement relating to certain parcels of land within the Seneca Harbor Park; and

WHEREAS, the Agency over time, pursuant to the Master Lease Agreement and generally conforming with the "Watkins Glen Tomorrow Lake Front Development Plan - 1982" (the "Plan"), has entered into certain subleases of the property associated with the Master Lease Agreement, including that certain Lease Agreement by and between the Agency and Lucky Hare Brewing Company Inc. (the "Subtenant"), dated as of May 1, 2024 (the "Sublease"), such Sublease currently exclusively providing leasehold rights to Subtenant to operate and maintain the restaurant and bar facility (the "Restaurant") located upon and within the Leased Lands (as defined within the Sublease); and

WHEREAS, simultaneously with the execution of the Sublease, the Agency and the Company entered into a certain Equipment Lease Agreement, dated May 1, 2024 (the

"Equipment Lease") whereby the Agency leased certain fixtures and non-fixture equipment and materials to the Company; and

WHEREAS, the Agency and Subtenant desire to amend the term of the Sublease (the "Sublease Term") and the Equipment Lease (the "Equipment Lease Term") to (i) be extended to November 30, 2027 with the provision of two (2) conditioned one year extensions (the "Extension Terms"); and (ii) increase the rentals payable by Subtenant; and

WHEREAS, the Agency has identified the execution of the Amendment as a "Type II Action" pursuant to the State Environmental Quality Review Act, as codified under Article 8 of the Environmental Conservation Law and Regulations adopted pursuant thereto by the Department of Environmental Conservation of the State (collectively, "SEQRA") for which no SEQRA review is required; and

WHEREAS, the Agency desires to authorize the execution and delivery of the Amendment.

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

Section 1. Subject to (i) the Subtenant executing the Amendment, and (ii) the payment by the Subtenant of the Agency's legal costs in connection with same, the Chairman, Vice Chairman and/or Chief Executive Officer of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Amendment and related documents with such changes as shall be approved by the Chairman, Vice Chairman, the Chief Executive Officer and counsel to the Agency upon execution.

Section 2. 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 and to execute and deliver all such 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 resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 3. These Resolutions shall take effect immediately upon adoption.

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

	Yea	Nay	Absent	Abstain
Chad Hendrickson	[]	[]	[X]	[]
Mark Taylor	[X]	[]	[]	[]
Erin Shawkey	[]	[]	[X]	[]
Laury Ward	[X]	[]	[]	[]
Carl Blowers	[X]	[]	[]	[]
Kai D'Alleva	[X]	[]	[]	[]

The resolutions were thereupon duly adopted.

STATE OF NEW YORK)
COUNTY OF SCHUYLER) ss:

I, the undersigned Secretary of the Schuyler County Industrial Development Agency, DO
HEREBY CERTIFY:

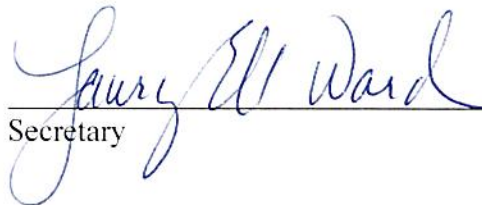
That I have compared the foregoing extract of the minutes of the meeting of the Schuyler
County Industrial Development Agency (the "Agency") including the resolution contained
therein, held on September 9, 2026, with the original thereof on file in my office, and that the
same is a true and correct copy of the proceedings of the Agency and of such resolution set forth
therein and of the whole of said original insofar as the same relates to the subject matters therein
referred to.

I FURTHER CERTIFY that all members of said Agency had due notice of said meeting,
that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public
Officers Law (Open Meetings Law), said meeting was open to the general public, and that public
notice of the time and place of said meeting was duly given in accordance with Article 7.

I FURTHER CERTIFY that there was a quorum of the members of the Agency present
throughout said meeting.

I FURTHER CERTIFY that as of the date hereof, the attached resolution is in full force
and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Agency this 9th
day of September, 2026.


Secretary

[SEAL]