

FIRST AMENDMENT TO AMENDED AND
RESTATED LEASE TO AGENCY

THIS FIRST AMENDMENT TO AMENDED AND RESTATED LEASE TO AGENCY ("Amendment"), effective as of the ____ day of May, 2025, by and among MAUDE CRAWFORD REALTY LLC, a New York limited liability company, having a mailing address of P.O. Box 1388, Monticello, New York 12701 ("MCR"), BRIDGEVILLE SKI COMPANY INC. D/B/A HOLIDAY MOUNTAIN, a New York corporation, having a mailing address of P.O. Box 1388, Monticello, New York 12701 ("BSC" together with MCR collectively, the "Company") and the COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY, a corporate governmental agency constituting a body corporate and politic and a public benefit corporation of the State of New York, having its principal offices at 548 Broadway, Monticello, New York 12701 ("Agency") amends that certain Amended and Restated Lease to Agency, effective as of July 25, 2024 ("Lease Agreement").

RECITALS

WHEREAS, the Agency was created by Chapter 560 of the Laws of 1970 of the State of New York ("State") pursuant to Title I of Article 18-A of the (General Municipal Law of the State of New York (collectively referred to as the "Enabling Act") as a body corporate and politic and as a public benefit corporation of the State; and

WHEREAS, the Enabling Act authorizes the creation of industrial development agencies for the benefit of the several counties, cities, villages and towns in the State and empowers such agencies, among other things, to acquire, construct, reconstruct, lease, improve, maintain, equip and sell land and any building or other improvement, and all real and personal properties, including, but not limited to, machinery and equipment deemed necessary in connection therewith, whether or not now in existence or under construction, which shall be suitable for manufacturing, warehousing, research, commercial or industrial facilities, in order to advance job opportunities, health, general prosperity and the economic welfare of the people of the State and to improve its standard of living; and

WHEREAS, the Enabling Act further authorizes each such agency to lease any or all of its facilities at such rentals and on such other terms and conditions as it deems advisable; and

WHEREAS, pursuant to and in connection with the provisions of the Enabling Act, the Agency is empowered under the Act to undertake the providing of financing and taking of title or a leasehold interest in the Project (as described below); and

WHEREAS, on or about March 31, 2023, the Company presented an application to the Agency, a copy of which is on file at the office of the Agency, requesting that the Agency consider undertaking a project consisting of the: (i) acquisition, construction, reconstruction, renovation, rehabilitation, installation and equipping of an existing ski and fun park comprised of seven buildings ("Existing Buildings") situate on one (1) parcel of real estate consisting of approximately 152.05± acres located at 99 Holiday Mountain Road, Town of Thompson, County of Sullivan, State of New York and identified on the Town of Thompson tax map as Section 32, Block 2, Lot 59 ("2023 Land"); (ii) acquisition, construction, reconstruction, renovation, rehabilitation,

installation and equipping of the Existing Buildings; (iii) acquisition, construction and installation thereon and therein of certain furniture, fixtures, machinery, equipment and tools ("Equipment"); (iv) construction of improvements to the Existing Buildings, the 2023 Land and the Equipment (collectively, the Existing Buildings, the 2023 Land and the Equipment are referred to as the "Facility" or the "Project"); and (v) lease of the Facility from the Agency to the Company; and

WHEREAS, on April 25, 2023, by Resolution No. 15-23, the Agency approved the Project; and

WHEREAS, the Agency and the Company entered into the following documents:

1. Agent and Project Agreement, dated May 1, 2023;
2. Environmental Compliance and Indemnification Agreement, dated May 1, 2023;
3. Bill of Sale to Agency, dated May 31, 2023;
4. Bill of Sale to Company, dated May 31, 2023;
5. Lease to Agency and memorandum thereto, dated May 31, 2023;
6. Leaseback to Company and memorandum thereto, dated May 31, 2023; and
7. Payment in Lieu of Tax Agreement, dated May 31, 2023;

(Items 1-7 collectively referred to as the "2023 Transaction Documents"); and

WHEREAS, by its letter, dated April 8, 2024, the Company requested an increase in the authorized amount for the purchase of otherwise taxable goods and services from Three Million Five Hundred Thousand and 00/100 (\$3,500,000.00) Dollars to Six Million Five Hundred Thousand and 00/100 (\$6,500,000.00) Dollars and an increase of the sales and use tax exemption from Two Hundred Eighty Thousand and 00/100 (\$280,000.00) Dollars to Five Hundred Twenty Thousand and 00/100 (\$520,000.00) Dollars due to an increase in Project costs; and

WHEREAS, on May 13, 2024, by Resolution No. 14-24, the Agency approved the increase in the authorized purchases and the sales and use tax exemption; and

WHEREAS, effective May 13, 2024, the Agency and the Company entered into a First Amendment to Agent and Project Agreement to memorialize the increase in the authorized amount for the purchase of otherwise taxable goods and services from Three Million Five Hundred Thousand and 00/100 (\$3,500,000.00) Dollars to Six Million Five Hundred Thousand and 00/100 (\$6,500,000.00) Dollars and an increase of the sales and use tax exemption from Two Hundred Eighty Thousand and 00/100 (\$280,000.00) Dollars to Five Hundred Twenty Thousand and 00/100 (\$520,000.00) Dollars ("First Amendment to Agent & Project Agreement") due to an additional increase in Project costs. The First Amendment to Agent & Project Agreement shall, as of May 13, 2024, be considered included in the defined term "2023 Transaction Documents"; and

WHEREAS, by letter dated June 6, 2024, BSC requested the 2023 Transaction Documents be amended to add two (2) additional parcels of land to the Project that the Company is currently under contract to purchase, which parcels are shown on the Town of Thompson tax map as Section 32, Block 2, Lots 23 and 24.1 ("Additional Land" and together with the 2023 Land, the "Land"), which is adjacent to the 2023 Land and will become part of the Project; and

WHEREAS, on July 8, 2024, by Resolution No. 26-24, the Agency authorized amendment of the 2023 Transaction Documents to add the Additional Land to the 2023 Land and Project; and

WHEREAS, the Company and the Agency entered into the following documents to add the Additional Land to the 2023 Land and Project, on the terms and conditions set forth therein:

8. Amended and Restated Agent and Project Agreement, dated July 25, 2024;
9. Amended and Restated Environmental Compliance and Indemnification Agreement, dated July 25, 2024;
10. Amended and Restated Lease to Agency and memorandum thereto, dated July 25, 2024;
11. Amended and Restated Leaseback to Company and memorandum thereto, dated July 25, 2024; and
12. Amended and Restated Payment in Lieu of Taxation Agreement, dated July 25, 2024;

(Items 8 through 12 are collectively referred to as the “2024 Transaction Documents” and together with the 2023 Transaction Documents, the “Transaction Documents”); and

WHEREAS, by its letter dated October 18, 2024, the Company requested an increase in the authorized amount for the purchase of otherwise taxable goods and services by an additional Three Million and 00/100 (\$3,000,000.00) Dollars and an increase of the sales and use tax exemption due to an additional increase in Project costs; and

WHEREAS, on October 21, 2024, by Resolution No. 35-24, the Agency approved the increase in the authorized purchases and the sales and use tax exemption; and

WHEREAS, effective as of October 25, 2024, the Agency and the Company entered into a First Amendment to Amended and Restated Agent and Project Agreement to memorialize the increase in the authorized amount for the purchase of otherwise taxable goods and services from Six Million Five Hundred Thousand and 00/100 (\$6,500,000.00) Dollars to Nine Million Five Hundred Thousand and 00/100 (\$9,500,000.00) Dollars and an increase of the sales and use tax exemption from Five Hundred Twenty Thousand and 00/100 (\$520,000.00) Dollars to Seven Hundred Sixty Thousand and 00/100 (\$760,000.00) Dollars (“First Amendment to A&R Agent & Project Agreement”) due to an additional increase in Project costs. The First Amendment to A&R Agent & Project Agreement shall, as of October 25, 2024, be considered included in the defined term “Transaction Documents”; and

WHEREAS, by its letter dated March 28, 2025, the Company requested an increase in the authorized amount for the purchase of otherwise taxable goods and services by an additional Four Million and 00/100 (\$4,000,000.00) Dollars and an increase of the sales and use tax exemption by an additional Three Hundred Twenty Thousand and 00/100 (\$320,000.00) Dollars due to an increase in the scope of the Project; and

WHEREAS, by its letter dated May 7, 2025, the Company requested the Agency amend the Project description in the Transaction Documents to add construction of additional improvements to the ski area and a summer day camp on the Land; and

WHEREAS, the direct and indirect benefits to the local economy of additional construction activity far exceeds the cost of the increased sales and use tax exemption; and

WHEREAS, on May 12, 2025, by Resolution No. 14-25, the Agency approved the increase in the authorized purchases and the sales and use tax exemption; and

WHEREAS, on May 12, 2025, by Resolution No. 16-25, the Agency approved amendment of the Project description in the Transaction Documents; and

WHEREAS, the Agency and the Company desire to amend the Lease Agreement.

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. The Project description is hereby amended to add the following:
“and (vi) construction of additional improvements to the ski area and a summer day camp on the Land, to include the following proposed amenities:
 - Removal of go-kart track, batting cages, mini-golf course, bumper boat pool and lots of paved surfaces
 - Installation of new grass playing field
 - 25' x 50' heated swimming pool with waterslide off former mini-golf terrain
 - Renovation of mini-golf building for pool changing building
 - Basketball court
 - Two pickleball courts
 - Baseball backstop net
 - Soccer and lacrosse goals
 - Gaga ball courts
 - Construction of new ‘Snow Tubing Lodge’ in the front parking area that will service winter snow tubing and serve as the day camp office
 - Renovation of our "North Lodge" including removing arcade equipment for cafeteria usage and activities center
 - Renovation of go-kart building to become arts and crafts and recreation building
 - Installation of electric gate at entrance for security
 - Renovation of former ice-skating rink/ Kiddieland building for indoor camp recreation building
 - Addition of air conditioning in left side of North Lodge for young child area
 - Construction of an aerial ropes course
 - Removal of existing snow-tubing run out to facilitate recreation field and basketball court
 - Erosion repairs and drainage system expansion

- Move North Lodge entrance driveway, new pavement
- New website with interactive portal for parents
- Purchase of new lawn mowing equipment to maintain recreational fields”

2. Except as herein amended, all other terms and conditions of the Lease Agreement shall remain in full force and effect. If there shall be any conflict or inconsistency between the terms of this Amendment and the Lease Agreement, the terms of this Amendment shall control.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

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IN WITNESS WHEREOF, the Company and the Agency have caused this Amendment to be executed in their respective names, all as of the date first written above.

MAUDE CRAWFORD REALTY LLC



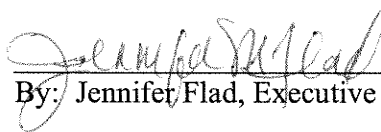
By: Michael C. Taylor, Managing Member

BRIDGEVILLE SKI COMPANY INC. D/B/A
HOLIDAY MOUNTAIN



By: Michael C. Taylor, President

COUNTY OF SULLIVAN INDUSTRIAL
DEVELOPMENT AGENCY



By: Jennifer Flad, Executive Director