

ENVIRONMENTAL EASEMENT GRANTED PURSUANT TO ARTICLE 71, TITLE 36
OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW

THIS INDENTURE made this 20th day of November, 2019, between Owner(s) Mod-Pac Corp., having an office at 1801 Elmwood Avenue, Buffalo, New York 14207, County of Erie, State of New York (the "Grantor"), and The People of the State of New York (the "Grantee"), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233,

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to encourage the remediation of abandoned and likely contaminated properties ("sites") that threaten the health and vitality of the communities they burden while at the same time ensuring the protection of public health and the environment; and

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to establish within the Department a statutory environmental remediation program that includes the use of Environmental Easements as an enforceable means of ensuring the performance of operation, maintenance, and/or monitoring requirements and the restriction of future uses of the land, when an environmental remediation project leaves residual contamination at levels that have been determined to be safe for a specific use, but not all uses, or which includes engineered structures that must be maintained or protected against damage to perform properly and be effective, or which requires groundwater use or soil management restrictions; and

WHEREAS, the Legislature of the State of New York has declared that Environmental Easement shall mean an interest in real property, created under and subject to the provisions of Article 71, Title 36 of the New York State Environmental Conservation Law ("ECL") which contains a use restriction and/or a prohibition on the use of land in a manner inconsistent with engineering controls which are intended to ensure the long term effectiveness of a site remedial program or eliminate potential exposure pathways to hazardous waste or petroleum; and

WHEREAS, Grantor, is the owner of real property located at the address of 1801 Elmwood Avenue in the City of Buffalo, County of Erie and State of New York, known and designated on the tax map of the County Clerk of Erie as tax map parcel number: Section 78.69 Block 2 Lot 3.1, being a portion of the property conveyed to Grantor by deed dated April 12, 2019 and recorded in the Erie County Clerk's Office in Liber and Page 11343/3393. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 19.727 +/- acres, and is hereinafter more fully described in the Land Title Survey dated January 10, 2018 and last revised August 1, 2019 prepared by John E. McIntosh, III, L.L.S. of McIntosh & McIntosh, P.C., which will be attached to the Site Management Plan. The Controlled Property description is set forth in and attached hereto as Schedule A; and

WHEREAS, the Department accepts this Environmental Easement in order to ensure the protection of public health and the environment and to achieve the requirements for remediation

established for the Controlled Property until such time as this Environmental Easement is extinguished pursuant to ECL Article 71, Title 36; and

NOW THEREFORE, in consideration of the mutual covenants contained herein and the terms and conditions of Brownfield Cleanup Agreement Index Number: C915314-06-17 as amended January 30, 2019, Grantor conveys to Grantee a permanent Environmental Easement pursuant to ECL Article 71, Title 36 in, on, over, under, and upon the Controlled Property as more fully described herein ("Environmental Easement").

1. Purposes. Grantor and Grantee acknowledge that the Purposes of this Environmental Easement are: to convey to Grantee real property rights and interests that will run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of this Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of operation, maintenance, and/or monitoring requirements; and to ensure the restriction of future uses of the land that are inconsistent with the above-stated purpose.

2. Institutional and Engineering Controls. The controls and requirements listed in the Department approved Site Management Plan ("SMP") including any and all Department approved amendments to the SMP are incorporated into and made part of this Environmental Easement. These controls and requirements apply to the use of the Controlled Property, run with the land, are binding on the Grantor and the Grantor's successors and assigns, and are enforceable in law or equity against any owner of the Controlled Property, any lessees and any person using the Controlled Property.

A. (1) The Controlled Property may be used for:

Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial as described in 6 NYCRR Part 375-1.8(g)(2)(iv)

(2) All Engineering Controls must be operated and maintained as specified in the Site Management Plan (SMP);

(3) All Engineering Controls must be inspected at a frequency and in a manner defined in the SMP;

(4) The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Erie County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;

(5) Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;

(6) Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP;

(7) All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;

(8) Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;

(9) Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP;

(10) Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by this Environmental Easement.

B. The Controlled Property shall not be used for Residential or Restricted Residential purposes as defined in 6NYCRR 375-1.8(g)(2)(i) and (ii), and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

C. The SMP describes obligations that the Grantor assumes on behalf of Grantor, its successors and assigns. The Grantor's assumption of the obligations contained in the SMP which may include sampling, monitoring, and/or operating a treatment system, and providing certified reports to the NYSDEC, is and remains a fundamental element of the Department's determination that the Controlled Property is safe for a specific use, but not all uses. The SMP may be modified in accordance with the Department's statutory and regulatory authority. The Grantor and all successors and assigns, assume the burden of complying with the SMP and obtaining an up-to-date version of the SMP from:

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, New York 12233
Phone: (518) 402-9553

D. Grantor must provide all persons who acquire any interest in the Controlled Property a true and complete copy of the SMP that the Department approves for the Controlled Property and all Department-approved amendments to that SMP.

E. Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of ECL Article 71, Title 36 of the ECL, the property deed and all subsequent instruments of conveyance relating to the Controlled Property shall state in at least fifteen-point bold-faced type:

This property is subject to an Environmental Easement held

by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the Environmental Conservation Law.

F. Grantor covenants and agrees that this Environmental Easement shall be incorporated in full or by reference in any leases, licenses, or other instruments granting a right to use the Controlled Property.

G. Grantor covenants and agrees that it shall, at such time as NYSDEC may require, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury, in such form and manner as the Department may require, that:

(1) the inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under the direction of the individual set forth at 6 NYCRR Part 375-1.8(h)(3).

(2) the institutional controls and/or engineering controls employed at such site:
(i) are in-place;
(ii) are unchanged from the previous certification, or that any identified changes to the controls employed were approved by the NYSDEC and that all controls are in the Department-approved format; and

(iii) that nothing has occurred that would impair the ability of such control to protect the public health and environment;

(3) the owner will continue to allow access to such real property to evaluate the continued maintenance of such controls;

(4) nothing has occurred that would constitute a violation or failure to comply with any site management plan for such controls;

(5) the report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

(6) to the best of his/her knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and

(7) the information presented is accurate and complete.

3. Right to Enter and Inspect. Grantee, its agents, employees, or other representatives of the State may enter and inspect the Controlled Property in a reasonable manner and at reasonable times to assure compliance with the above-stated restrictions.

4. Reserved Grantor's Rights. Grantor reserves for itself, its assigns, representatives, and successors in interest with respect to the Property, all rights as fee owner of the Property, including:

A. Use of the Controlled Property for all purposes not inconsistent with, or limited by the terms of this Environmental Easement;

B. The right to give, sell, assign, or otherwise transfer part or all of the underlying fee interest to the Controlled Property, subject and subordinate to this Environmental Easement;

5. Enforcement

A. This Environmental Easement is enforceable in law or equity in perpetuity by Grantor, Grantee, or any affected local government, as defined in ECL Section 71-3603, against the owner of the Property, any lessees, and any person using the land. Enforcement shall not be defeated because of any subsequent adverse possession, laches, estoppel, or waiver. It is not a defense in any action to enforce this Environmental Easement that: it is not appurtenant to an interest in real property; it is not of a character that has been recognized traditionally at common law; it imposes a negative burden; it imposes affirmative obligations upon the owner of any interest in the burdened property; the benefit does not touch or concern real property; there is no privity of estate or of contract; or it imposes an unreasonable restraint on alienation.

B. If any person violates this Environmental Easement, the Grantee may revoke the Certificate of Completion with respect to the Controlled Property.

C. Grantee shall notify Grantor of a breach or suspected breach of any of the terms of this Environmental Easement. Such notice shall set forth how Grantor can cure such breach or suspected breach and give Grantor a reasonable amount of time from the date of receipt of notice in which to cure. At the expiration of such period of time to cure, or any extensions granted by Grantee, the Grantee shall notify Grantor of any failure to adequately cure the breach or suspected breach, and Grantee may take any other appropriate action reasonably necessary to remedy any breach of this Environmental Easement, including the commencement of any proceedings in accordance with applicable law.

D. The failure of Grantee to enforce any of the terms contained herein shall not be deemed a waiver of any such term nor bar any enforcement rights.

6. Notice. Whenever notice to the Grantee (other than the annual certification) or approval from the Grantee is required, the Party providing such notice or seeking such approval shall identify the Controlled Property by referencing the following information:

County, NYSDEC Site Number, NYSDEC Brownfield Cleanup Agreement, State Assistance Contract or Order Number, and the County tax map number or the Liber and Page or computerized system identification number.

Parties shall address correspondence to: Site Number: C915314
Office of General Counsel
NYSDEC
625 Broadway
Albany New York 12233-5500

With a copy to: Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, NY 12233

All notices and correspondence shall be delivered by hand, by registered mail or by Certified mail

and return receipt requested. The Parties may provide for other means of receiving and communicating notices and responses to requests for approval.

7. Recordation. Grantor shall record this instrument, within thirty (30) days of execution of this instrument by the Commissioner or her/his authorized representative in the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

8. Amendment. Any amendment to this Environmental Easement may only be executed by the Commissioner of the New York State Department of Environmental Conservation or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

9. Extinguishment. This Environmental Easement may be extinguished only by a release by the Commissioner of the New York State Department of Environmental Conservation, or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

10. Joint Obligation. If there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.

11. Consistency with the SMP. To the extent there is any conflict or inconsistency between the terms of this Environmental Easement and the SMP, regarding matters specifically addressed by the SMP, the terms of the SMP will control.

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IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name.

Mod-Pac Corp.:

By: Daniel G. Keane

Print Name: Daniel G. Keane

Title: President Date: 11/6/19

Grantor's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF ERIE)

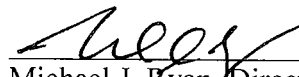
On the 6th day of November, in the year 20 19, before me, the undersigned, personally appeared Daniel G. Keane, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

[Signature]
Notary Public - State of New York

JOHN SACCOMANNO
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN ERIE COUNTY
REG. NO. 01SA6367588
MY COMMISSION EXPIRES 11/20/2021

THIS ENVIRONMENTAL EASEMENT IS HEREBY ACCEPTED BY THE PEOPLE OF THE STATE OF NEW YORK, Acting by and Through the Department of Environmental Conservation as Designee of the Commissioner,

By:



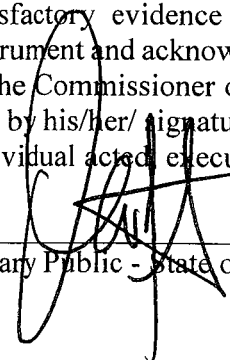
Michael J. Ryan, Director

Division of Environmental Remediation

Grantee's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF ALBANY)

On the 20th day of November, in the year 2019, before me, the undersigned, personally appeared Michael J. Ryan, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/ executed the same in his/her/ capacity as Designee of the Commissioner of the State of New York Department of Environmental Conservation, and that by his/her/ signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public - State of New York

David J. Chiusano
Notary Public, State of New York
No. 01CH5032146
Qualified in Schenectady County
Commission Expires August 22, 2022

SCHEDULE "A" PROPERTY DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Buffalo, County of Erie and State of New York, being part of Lot Number 84, Township 11, Range 8 of the Holland Land Company's Survey, bounded and described as follows:

BEGINNING at the point of intersection of the east line of Elmwood Avenue (99 feet wide) with the south line of Lot No. 84, Township 11, Range 8, which Lot line is also the northerly right of way line of Conrail (formerly N.Y.C.R.R. Co.);

RUNNING THENCE: Northerly, along the east line of Elmwood Avenue, a distance of 593.88 feet to its intersection with a south edge of a stone water table, extended westerly;

RUNNING THENCE: Easterly, along the westerly extension of a south edge of a stone water table and a south edge thereof, at an interior angle of 90°-07'-54", a distance of 108.12 feet to a point, which point is on an east edge of the said stone water table;

RUNNING THENCE: Northerly, along an east edge of the said stone water table at an interior angle of 270°-00'-00", a distance of 3.67 feet to a south edge of a stone water table;

RUNNING THENCE: Easterly, along a south edge of the said stone water table and the easterly extension thereof, at an interior angle of 89°-57'-05", a distance of 77.0 feet to a point;

RUNNING THENCE: Northerly, along a line forming an interior angle of 269°-59'-00", a distance of 42.90 feet to a point;

RUNNING THENCE: Northeasterly, along a line forming an interior angle of 130°-57'-22", a distance of 71.17 feet to a point;

RUNNING THENCE: Northerly, along a line forming an interior angle of 229°-02'-38", a distance of 122.74 feet to a point;

RUNNING THENCE: Easterly, along a line forming an interior angle of 90°-00'-00", a distance of 183.95 feet to a point;

RUNNING THENCE: Southerly, along a line forming an interior angle of 91°-59'-40" and also being along the exterior face of a canopy which projects from the north face of an existing concrete block building, a distance of 11.41 feet to a point;

RUNNING THENCE: Easterly, along the face of an existing concrete block and brick building and along a line forming an interior angle of 270°-02'-41", a distance of 206.98 feet to a point on the east face of an existing concrete block wall;

RUNNING THENCE: Northerly, along the east face of said concrete block wall forming an interior angle of 270°-05'-00", a distance of 10.07 feet to a point on the south line of Sublot No.

243, as shown on a map filed in the Erie County Clerk's Office under Map Cover 337;

RUNNING THENCE: Easterly, along the south line of Sublot No. 243, Map Cover 337 and forming an interior angle of $94^{\circ}-19'-40''$, a distance of 97.76 feet to a point on the southeast corner of said Sublot No. 243, Map Cover 337;

CONTINUING THENCE: Easterly, along a line forming an interior angle of $175^{\circ}-09'-30''$, a distance of 50.18 feet to a point on the easterly line of Mandan Street (50 feet wide) also being the southwest corner of Sublot No. 188, Map Cover 337;

RUNNING THENCE: Northerly, along the easterly line of Mandan Street and forming an interior angle of $274^{\circ}-49'-30''$, a distance of 50.0 feet to a point on a line parallel with the north line of Sublot No. 187, Map Cover 337;

RUNNING THENCE: Easterly, along the line parallel with the north line of Sublot No. 187, Map Cover 337 and forming an interior angle of $89^{\circ}-40'-00''$, a distance of 119.70 feet to a point on a line being the west lines of Sublots 158, 159, 160 and 161, Map Cover 337;

RUNNING THENCE: Northerly, along the west lines of Sublots 158, 159, 160 and 161, Map Cover 337 and forming an interior angle of $270^{\circ}-21'-00''$, a distance of 70.70 feet to a point on a line parallel with the south line of Sublot No. 161, Map Cover 337 and 0.70 feet north therefrom;

RUNNING THENCE: Easterly, along the line parallel with the south line of Sublot No. 161, Map Cover 337 and 0.70 feet north therefrom and forming an interior angle of $89^{\circ}-39'-00''$, a distance of 119.70 feet to a point on the west line of Ledger Street (50 feet wide);

RUNNING THENCE: South, along the west line of Ledger Street and forming an interior angle of $90^{\circ}-21'-00''$, a distance of 120.70 feet to a point, being the southeast corner of Sublot No. 157, Map Cover 337;

RUNNING THENCE: Easterly, along the easterly extension of the south line of Sublot No. 157, Map Cover 337 and forming an interior angle of $269^{\circ}-39'-00''$, a distance of 67.19 feet to a point in a line begin the northerly extension of the west face of an existing brick building;

RUNNING THENCE: Southerly, along the west face of aforementioned brick building and its extension Northerly forming an interior angle of $90^{\circ}-06'-14''$, a distance of 106.66 feet to a point;

RUNNING THENCE: Westerly, along a line forming an interior angle of $90^{\circ}-00'-00''$, a distance of 17.0 feet to a point;

RUNNING THENCE: Southerly, along a line forming an interior angle of $270^{\circ}-00'-00''$, a distance of 198.28 feet to a point;

RUNNING THENCE: Westerly, along a line forming an interior angle of $84^{\circ}-52'-10''$, a distance of 54.49 feet to a point on the southeast corner of an existing concrete block building;

RUNNING THENCE: Northerly, along an easterly face of aforementioned concrete block building, forming an interior angle of 90°-55'-40", a distance of 135.63 feet to a point;

RUNNING THENCE: Easterly, along a southerly face of aforementioned concrete block building, forming an interior angle of 90°-00'-00", a distance of 5.38 feet to a point;

RUNNING THENCE: Northerly, along an easterly face of aforementioned concrete block building, forming an interior angle of 270°-00'-00", a distance of 34.97 feet to a point;

RUNNING THENCE: Westerly, along a northerly face of aforementioned concrete block building, forming an interior angle of 270°-00'-00", a distance of 5.38 feet to a point;

RUNNING THENCE: Northerly, along an easterly face of aforementioned concrete block building, forming an interior angle of 90°-00'-00", a distance of 42.40 feet to a point on a north face of an existing brick wall;

RUNNING THENCE: Westerly, along a north face of an existing brick wall, forming an interior angle of 270°-08'-35", a distance of 72.23 feet to a point on the west face of an existing brick wall;

RUNNING THENCE: Southerly, along a west face of an existing brick wall, forming an interior angle of 270°-06'-45", a distance of 190.76 feet to a point on a south face of an existing brick wall;

RUNNING THENCE: Westerly, along the south face of an existing brick wall, forming an interior angle of 89°-47'-11", a distance of 17.79 feet to a point;

RUNNING THENCE: Southerly, along a line forming an interior angle of 270°-34'-13", a distance of 22.14 feet to a point;

RUNNING THENCE: Westerly, along a line forming an interior angle of 89°-19'-47", a distance of 11.88 feet to a point on an east face of an existing brick wall;

RUNNING THENCE: Southerly, along an east face of an existing brick wall, forming an interior angle of 270°-06'-00", a distance of 40.34 feet to a point;

RUNNING THENCE: Easterly, along a line forming an interior angle of 269°-51'-25", a distance of 48.65 feet to a point on a line being the extension northerly of an east face of an existing brick wall;

RUNNING THENCE: Southerly, along an east face of an existing brick wall and its extension northerly, forming an interior angle of 89°-56'-40", a distance of 58.03 feet to a point;

RUNNING THENCE: Southeasterly, along a line forming an interior angle of 235°-15'-24", a distance of 119.84 feet to a point on the centerline of former Ledger Street (50 feet wide) as shown on a map filed in the Erie County Clerk's Office in Liber 1137 of Deeds at Page 26;

RUNNING THENCE: Southerly, along the centerline of former Ledger Street as shown on a map filed in the Erie County Clerk's Office in Liber 1137 of Deeds at Page 26, forming an interior angle of $128^{\circ}-56'-49''$, a distance of 66.51 feet to a point on a non-tangent curve;

RUNNING THENCE: Southeasterly, along a curve to the right having a radius of 344.27 feet, a distance of 35.30 feet to a point of tangency;

RUNNING THENCE: Southeasterly, a distance of 175.84 feet to a point of curvature;

RUNNING THENCE: Southeasterly, along a curve to the left having a radius of 374.26 feet, a distance of 200.54 feet to a point;

RUNNING THENCE: Westerly, parallel with the north line of said Conrail lands and the south line of Lot 84, a distance of 238.91 feet to a point on the east line of Ledger Street;

RUNNING THENCE: Southerly, along the east line of Ledger Street, a distance of 5.02 feet to a point on the north right of way line of Conrail and the south line of Lot 84;

RUNNING THENCE: Westerly, along the north line of Conrail, the south line of Lot 84, forming an interior angle of $85^{\circ}-33'-05''$, a distance of 1159.38 feet to the POINT OR PLACE OF

BEGINNING, containing 19.727 Acres, be the same, more or less.

SUBJECT TO easements, rights of way and restrictions of record.

BEING AND INTENDED TO BE a portion of lands conveyed to Mod-Pac Corp. by deed recorded in the Erie County Clerk's Office in Liber 11308 of Deeds at Page 2122 and in Liber 11343 of Deeds at Page 3393.