

**SECOND AMENDMENT
TO
2013 MASTER LEASE**

THIS SECOND AMENDMENT TO 2013 MASTER LEASE (this “**Amendment**”) is made as of March 29, 2023, by and between **THE COUNTY OF ERIE**, a New York municipal corporation having an office and principal place of business at 95 Franklin Street, Buffalo, New York 14202 (the “**County**”), and **ERIE COUNTY STADIUM CORPORATION**, a New York business corporation and wholly-owned subsidiary of the New York State Urban Development Corporation d/b/a Empire State Development (“**ESD**”), which subsidiary is a public benefit corporation having an office and principal place of business at 633 Third Avenue, New York, New York 10017-6754 (the “**ECSC**”). Capitalized terms used but not defined in this Amendment shall have the meanings ascribed thereto in the Amended Stadium Lease, as defined below.

RECITALS:

WHEREAS, the County has leased the Stadium Complex to the ECSC pursuant to that certain 2013 Master Lease dated as of May 6, 2013, as assigned pursuant to that certain Stadium Assignment and Assumption dated as of October 9, 2014 and as amended by that certain First Amendment to 2013 Master Lease dated as of April 7, 2017 (the “**2013 Master Lease**”);

WHEREAS, the ECSC subleases the Stadium Complex to Buffalo Bills, LLC, a Delaware limited liability company (successor in interest to Buffalo Bills, Inc.) (the “**Bills**”) pursuant to that certain 2013 Stadium Lease dated as of May 6, 2013, as assigned pursuant to that certain Stadium Assignment and Assumption dated as of October 9, 2014, and as amended by that certain First Amendment to 2013 Stadium Lease dated as of April 7, 2017 (the “**2013 Stadium Lease**”);

WHEREAS, the County, ECSC and Bills Stadium and Events Company, LLC, a Delaware limited liability company (“**StadCo**”), an Affiliate of the Bills, intend to construct a new stadium complex (the “**New Stadium Complex**”) in accordance with that certain Stadium Development and Construction Coordinating Agreement, dated as of the date hereof (the “**CCA**”), between StadCo, the County and the ECSC, and StadCo intends to occupy and the Bills intend to cause the Team to play its home games at, the New Stadium Complex in accordance with that certain Stadium Lease, dated as of the date hereof (the “**New Stadium Lease**”) between StadCo and ECSC;

WHEREAS, the ESD, the ECSC, and the Bills have entered into that certain Second Amendment to 2013 Stadium Lease of even date herewith (collectively with the 2013 Stadium Lease, the “**Amended Stadium Lease**”) which extends the 2013 Stadium Lease Term until substantial completion of the New Stadium Complex; and

WHEREAS, the County and the ECSC desire to amend the 2013 Master Lease to extend the 2013 Master Lease Term to the Amended Expiration Date (as hereinafter defined).

NOW, THEREFORE, for one dollar (\$1.00) and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the County and the ECSC agree as follows:

1. **Recitals.** The recitals set forth above are true and correct, form an integral part of this Amendment, and are hereby incorporated by reference in all respects.

2. **Extension of the 2013 Master Lease Term.** The 2013 Master Lease Term is hereby extended through and until the earlier of (A) July 31, 2028, subject to extension by Force Majeure (as defined in the CCA) as provided in the CCA, (B) Final Completion of the Project (as such terms are defined in the CCA), and (C) the date on which the CCA is terminated pursuant to the express rights and terms therein; provided that if such date occurs within an NFL regular season or post-season or within thirty (30) days following an NFL regular season or post-season, such date shall be automatically extended to the date that is thirty (30) days following the end of such NFL regular season or post-season, as applicable (the “**Amended Expiration Date**”). Effective as of the date hereof, the term “Term,” as defined in the 2013 Master Lease, is hereby amended to include the period commencing on July 31, 2023, and expiring on the Amended Expiration Date, or such earlier date provided in the 2013 Master Lease (the “**Extended Term**”).

3. **Partial Termination.** Upon Substantial Completion (as such term is defined in the CCA) of the New Stadium Facility (as such term is defined in the New Stadium Lease), (a) the 2013 Master Lease will terminate as to all parts of the Stadium Complex other than the Stadium and (b) the County will convey all parts of the Stadium Complex other than the Stadium to ECSC pursuant to a deed substantially in the form attached hereto as **Exhibit A**.

4. **Rent.** The Parties agree there is no monthly rent due during the Extended Term.

5. **The County’s Obligation to Repair, Replace and Maintain.**

a. During the Extended Term, the County shall perform or cause to be performed all necessary Structural Repairs as provided in Section 7.1 of the 2013 Master Lease; provided, however that the ECSC and the County shall have no obligations to fund or complete any Capital Improvements, other than Structural Repairs funded solely from the Capital Improvement Allowance and the Unspent Capital Improvement Allowance and with the prior written approval of the Bills, ECSC and the County.

b. During the Extended Term, the ECSC and the County shall each pay fifty percent (50%) of the Public Entities’ Portion of such Capital Improvements in accordance with the terms of the 2013 Stadium Lease.

6. **Termination.** Upon the expiration of the Extended Term, the 2013 Master Lease shall immediately terminate and be of no further force or effect. Upon Final Completion of the Project, the County will convey all parts of the Stadium Complex then subject to the 2013 Master Lease to ECSC pursuant to a deed substantially in the form attached hereto as **Exhibit B**.

7. **Effect of Amendment.** Except as otherwise modified by this Amendment, the 2013 Master Lease is hereby ratified and confirmed by the parties in all respects.

8. **Authority.** Each of the ECSC and the Bills (and the County by execution of the joinders attached hereto) represents and warrants that (i) it has full power and authority to enter into this Amendment and to perform and carry out all obligations, covenants and provisions hereof; and (ii) this Amendment and the 2013 Master Lease constitute the legal, valid and binding

obligations of said party in accordance with the terms hereof and has been duly authorized by all necessary board, director, shareholder, manager, legislative, executive, committee and/or agency action, as the case may be, of such party.

9. **Governing Law; Venue.** Each Party hereby consents to the jurisdiction of the courts of the State of New York and/or the United States District Court for the Western District of New York in any action or proceeding arising under or relating to this Amendment (with Buffalo, Erie County, New York, as the venue for any action or proceeding). Each Party agrees not to institute suit against the others in a court in any jurisdiction, except as stated above, without the other Parties' consent. Each such party waives any claim that Erie County, New York or the Western District of New York is an inconvenient forum or an improper forum based on improper venue. Each such party agrees to service of process in any form or manner permitted by law, addressed to it as set forth in Section 1.2 of the 2013 Stadium Lease. The Parties further agree that all matters with respect to the validity, construction or interpretation of this Amendment shall be governed by and interpreted in accordance with the internal law of the State of New York, without reference to any conflict of laws provisions except for Sections 5-1401 and 5-1402 of the New York General Obligations Law. Each Party agrees that a true, correct and complete copy of this Agreement kept in a Party's course of business may be admitted into evidence as an original.

10. **Recording.** Upon the execution and acknowledgment hereof, this Amendment or a memorandum hereof shall be recorded in the real property records of Erie County, New York.

11. **Counterparts.** This Amendment may be executed in one or more counterparts, each of which shall be deemed an original and all of which taken together shall constitute one and the same instrument. Copies of signatures to this Amendment are effective as original signatures, including electronic signatures executed via DocuSign, PDF, or scans transmitted via email.

[Signature Pages Follow]


IN WITNESS WHEREOF, the County and the ECSC have executed this Amendment as of the day and year first above written.

LESSOR:

THE COUNTY OF ERIE,
a New York municipal corporation

By: 
Name: Mark C. Poloncarz
Title: County Executive

Approved as to Form:


Jeremy Toth,
County Attorney

LESSEE:

ERIE COUNTY STADIUM CORPORATION,
a New York business corporation

By: _____
Name: Steven Ranalli
Title: President

IN WITNESS WHEREOF, the County and the ECSC have executed this Amendment as of the day and year first above written.

LESSOR:

THE COUNTY OF ERIE,
a New York municipal corporation

By: _____
Name: Mark C. Poloncarz
Title: County Executive

Approved as to Form:

Jeremy Toth,
County Attorney

Approved as to Content:

Lisa Chimera,
Deputy County Executive

LESSEE:

ERIE COUNTY STADIUM CORPORATION,
a New York business corporation

By:  _____
Name: Steven Ranalli
Title: President

STATE OF NEW YORK)
):SS.
COUNTY OF Erie)


On the 3 day of April, in the year 2023, before me, the undersigned, a notary public in and for said state, personally appeared Mark C. Poloncarz, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) 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.

NATALIE E. NITSCHKE
No. 01NI6432331
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 05/02/2026

Natalie E Nitschke
Notary Public

STATE OF NEW YORK)
)
) :SS.
COUNTY OF ERIE)

On the 29 day of March, in the year 2023, before me, the undersigned, a notary public in and for said state, personally appeared Steven Ranalli, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) 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.



Notary Public

STEPHEN F. GAWLIK
Notary Public, State of New York
Qualified in Erie County
My Commission Expires March 9, 2026

EXHIBIT A
SUBSTANTIAL COMPLETION DEED

See attached.

Record and Return to:
Box 74 (TMG)

BARGAIN AND SALE DEED

THIS BARGAIN AND SALE DEED, made this ____ day of _____, 20__, between **THE COUNTY OF ERIE**, a New York municipal corporation having an address of 95 Franklin Street, Buffalo, New York 14202 (“Grantor”) and **ERIE COUNTY STADIUM CORPORATION**, a New York business corporation having an address of 633 Third Avenue, New York, New York 10017-6754 (the “Grantee”).

W I T N E S S E T H :

That the Grantor, in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, does hereby grant and release unto the Grantee, its successors and assigns forever, all right title and interest of the Grantor in and to the following:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Orchard Park, County of Erie, and State of New York, and being further described on the attached **Schedule A** (the “Premises”), subject to all easements, covenants and restrictions of record.

TOGETHER with the appurtenances and all the estate and rights of the Grantor in and to the Premises.

TO HAVE AND TO HOLD the Premises herein granted unto the Grantee, its successors and assigns forever.

AND THE GRANTOR COVENANTS that it has not done or suffered anything whereby the said Premises have been encumbered in any way whatever. The Grantor covenants further that, in compliance with Section 13 of the Lien Law, the Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

GRANTOR HEREBY RESERVES a permanent, perpetual and non-exclusive easement on, over, through and across the Premises for the purposes of conducting security, monitoring and compliance related activities at the Premises, including, but not limited to, providing security at the Premises and monitoring the compliance of Grantee and its lessees with applicable laws. The easement reserved herein shall run with the Premises and inure to the benefit of Grantor, its successors and assigns. The easement reserved herein shall not render Grantor liable for any repair, maintenance, or upkeep of the Premises, or impose any other liability or obligation upon Grantor, except as may be defined by further, separate agreement between Grantor and Grantee.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed and delivered as of the day and year first above written.

THE COUNTY OF ERIE

By: _____
Name:
Title:

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

On the ____ day of _____, in the year 20____, before me, the undersigned, a notary public in and for said state, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) 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.

Notary Public

SCHEDULE A

Being all that tract or parcel of land located on the east side of Abbott Road in the Town of Orchard Park, County of Erie, State of New York and being part of Lots 39 and 40, Township 9, Range 7 of the Holland Land Company's survey and further bounded and described as follows:

Beginning at a point on the centerline of Abbott Road, said point being Two Hundred Fifty-Five and Fifty-Three hundredths feet (255.53') south of the centerline of Southwestern Boulevard as measured along the centerline of Abbott Road and said point of beginning being on the extension southwesterly of the southerly line of lands conveyed to Penn Mutual Life Insurance Company by Liber 6132 of Deeds at Page 195;

thence northeasterly at an angle with the centerline of Abbott Road measured from the south to the east of $115^{\circ}47'49''$ and parallel with Southwestern Boulevard a distance of Two Hundred Thirty-Six and Sixty-Five hundredths feet (236.65') to the southeast corner of Liber 6132 of Deeds at Page 195;

thence north along the east line of Liber 6132 of Deeds at Page 195 and its extension north and being parallel with Abbott Road a distance of Two Hundred Fifty-Five and Fifty-Three hundredths feet (255.53') feet to the centerline of Southwestern Boulevard;

thence northeast along the centerline of Southwestern Boulevard at an included angle with the last described line of $115^{\circ}47'49''$ a distance of Two Hundred Fifty-Four and Twenty-Six hundredths feet (254.26') to a point on the south line of lands conveyed to Charles Druse by Liber 471 of Deeds at Page 317;

thence continuing along the centerline of Southwestern Boulevard a distance of Three Hundred Sixty-One and Thirty-One hundredths feet (361.31');

thence south at right angles to the south line of Charles Druse by Liber 471 of Deeds at Page 317 a distance of One Hundred Ninety-One and Thirty-Five hundredths feet (191.35') to said south line;

thence east at right angles with the last described line and along the said south line a distance of One Thousand Seventy-Eight and Seventy-Seven hundredths feet (1,078.77') to the east line of Lot 40, Township 9, Range 7;

thence south along the east line of Lot 40, Township 9, Range 7 and at an included angle with the last described line of $90^{\circ}50'18''$ a distance of Two Thousand Seven Hundred Thirty-Five and Twenty-Four hundredths feet (2,735.24') to the southeast corner of Lot 40, Township 9, Range 7;

thence continuing in a straight line a distance of Sixty-Six and Four hundredths feet (66.04') to the northeast corner of Lot 39, Township 9, Range 7;

thence west at an included angle with the last described line of $88^{\circ}00'47''$ and along the north line of Lot 39, Township 9, Range 7 a distance of ninety-six and ninety-seven hundredths feet (96.97') to the northeast corner of lands conveyed to the Town of Orchard Park by Liber 8087 of Deeds at Page 67;

thence southwest at a deflection to the left of $77^{\circ}41'52''$ and along an easterly line of lands conveyed by Liber 8087 of Deeds at Page 67, a distance of Five Hundred Twenty and Seven hundredths feet more or less (520.07' \pm) deeded and Five Hundred Nineteen and Sixty-Eight hundredths feet (519.68') measured to an angle point in said easterly line;

thence southwest along said easterly line and at an included angle with the last described line of $173^{\circ}23'30''$ a distance of Two Hundred One and Forty-Seven hundredths feet (201.47') to the southeast corner of said lands conveyed by Liber 8087 of Deeds at Page 67;

thence west at an included angle with the last described line of $110^{\circ}41'58''$ a distance of One Hundred Seventy-Six and Twenty hundredths feet (176.20') to the southwest corner of said lands conveyed by Liber 8087 of Deeds at Page 67;

thence north at right angles to the last described line a distance of One Hundred Eighty-One and Seventy-Five hundredths feet (181.75');

thence west at a deflection to the left of $90^{\circ}0'$ deeded and $89^{\circ}46'49''$ measured a distance of Six Hundred Twenty-Seven and no hundredths feet (627.0') deeded and Six Hundred Twenty-Three and Forty-One hundredths feet (623.41') measured to a point One Thousand One Hundred Eleven and Forty-Four hundredths feet (1,111.44') north of the centerline of Big Tree Road as measured at right angles with this described line;

thence south at right angles with the last described line a distance of Eight Hundred Sixty and Eighty-Four hundredths feet (860.84') to a point Two Hundred Fifty and Sixty hundredths feet (250.60') north of the centerline of Big Tree Road as measured along the extension south of this described line;

thence west at right angles with the last described line a distance of One Hundred Seventy-Seven and Thirty-Nine hundredths feet (177.39');

thence south at right angles with the last described line a distance of Two Hundred Twenty and Sixty-Four hundredths feet (220.64') to the centerline of Big Tree Road;

thence westerly along the centerline of Big Tree Road and at an included angle with the last described line of $80^{\circ}24'47''$ a distance of One Hundred Ninety-Two and Fifty-Three hundredths feet (192.53');

thence westerly along the centerline of Big Tree Road and at a deflection to the left of $0^{\circ}20'00''$ a distance of Forty-Eight and Twenty-Two hundredths feet (48.22');

thence north at an included angle with the last described line of $99^{\circ}15'20''$ a distance of One Thousand Five Hundred Seventy and Eighty hundredths feet (1,570.80') deeded and One Thousand Five Hundred Ninety-Two and Forty-Seven hundredths feet (1,592.47') measured to the north line of Lot 39, Township 9, Range 7;

thence west along the north line of Lot 39 a distance of Five Hundred Fifty-Two and Ninety-Five hundredths feet (552.95') to the centerline of Abbott Road as now laid out;

thence northeast at an included angle with the last described line of $80^{\circ}08'15''$ a distance of Six Hundred Ninety-Seven and Eighty-One hundredths feet (697.81') to an angle point in the centerline of Abbott Road as now laid out;

thence northeasterly along the centerline of Abbott Road as now laid out and at a deflection to the left of $1^{\circ}29'56''$ a distance of Seven Hundred Sixty-Eight and Ninety-Three hundredths feet (768.93') to a point of curve in the centerline of Abbott Road as now laid out;

thence northerly along a curve to the left having a radius of One Thousand Nine Hundred Nine and Eighty-Six hundredths feet (1,909.86') and a central angle of $15^{\circ}50'16''$ an arc length of Five Hundred Twenty-Three and Four hundredths feet (523.04') to the point of tangency;

thence northwesterly along the center line of Abbott Road and tangent to the last described line a distance of Two Hundred Eighty-Two and Eighty-One hundredths feet (282.81') to the point of beginning.

Excepting from the above described parcel the "burial ground lot" further bounded and described as follows:

Commencing at the intersection of centerlines of Abbott Road and Southwestern Boulevard;

thence southwest along the centerline of Abbott Road and its extension a distance of Eight Hundred One and Fifty hundredths feet (801.50');

thence southeasterly at a deflection to the right of $16^{\circ}33'49''$ a distance of Two Hundred Ten and Eighty-Eight hundredths feet (210.88') record and Two Hundred Seventeen and Fifty-Five hundredths feet (217.55') measured;

thence east at an angle with the last described line measured from the north to the east of $79^{\circ}55'55''$ a distance of Eight Hundred Sixty-One and Twenty-Seven hundredths feet (861.27') record and Eight Hundred Sixty-Three and Sixteen hundredths feet (863.16') measured to the point of beginning;

thence continuing east a distance of One Hundred Forty and Fifteen hundredths feet (140.15');

thence north at an included angle with the last described line of $88^{\circ}46'27''$ a distance of Eighty-Two and Forty-Four hundredths feet (82.44');

thence west at an included angle with the last described line of $91^{\circ}13'33''$ a distance of One Hundred Forty and Fifteen hundredths feet (140.15');

thence south at an included angle with the last described line of $88^{\circ}46'27''$ a distance of Eighty-Two and Forty-Four hundredths feet (82.44') to the point of beginning and containing 0.27 acres, more or less.

Also excepting from the above described parcel the southerly half of Southwestern Boulevard, said having a full right-of-way width of 100' as conveyed to the County of Erie by Liber 2062 of Deeds at Page 496;

Also excepting from the above described parcel that portion of lands lying within the above described parcel along Big Tree Road as conveyed by Edna Oaks to the State of New York by Liber 4287 of Deeds at Page 256 and shown on Map 25-R-1, Parcel 31.

The remaining parcel containing 138.98 acres more or less.

And including the following described parcel

Being all that tract or parcel of land located on the west side of Abbott Road in the Town of Orchard Park, County of Erie, State of New York and being part of Lots 39 and 40, Township 9, Range 7 of the Holland Land Company's survey and further bounded and described as follows:

Commencing at the centerline of Abbott Road at its intersection with the centerline of Southwestern Boulevard;

thence S 5°19'26" E along the centerline of Abbott Road a distance of Five Hundred Thirty-Eight and Thirty-Four hundredths feet (538.34') to a point of curve in the centerline of Abbott Road as now laid out;

thence southerly along a curve to the right having a radius of One Thousand Nine Hundred Nine and Eighty-Six hundredths feet (1,909.86') and being the centerline of Abbott Road as now laid out an arc length of Nineteen and no hundredths feet (19.00') to its intersection with the north line of lands formerly conveyed to E.I. DuPont DeNemours & Company by Liber 1295 of Deeds at Page 469 and the point of beginning;

thence southerly along a curve to the right forming the centerline of Abbott Road as now laid out having a radius of One Thousand Nine Hundred Nine and Eighty-Six hundredths feet (1,909.86') an arc length of Five Hundred Four and Four hundredths feet (504.04') to a point of tangency;

thence S 10°22'02" W along the centerline of Abbott Road as now laid out and tangent to the last described curve a distance of Seven Hundred Sixty-Eight and Ninety-Three hundredths feet (768.93') to an angle point;

thence S 11°51'58" W along the centerline of Abbott Road as now laid out a distance of One Thousand Sixty-One and Seventy-Two hundredths feet (1,061.72') to the southeast corner of lands conveyed to the County of Erie by Liber 7551 of Deeds at Page 607;

thence N 78°41'03" W a distance of Three Hundred Twenty and no hundredths feet (320.00') to an angle point in lands conveyed to the County of Erie by Liber 7551 of Deeds at Page 607;

thence S 11°51'58" W along an east line of lands conveyed to the County of Erie by Liber 7551 of Deeds at Page 607 and parallel with the centerline of Abbott Road a distance of Three Hundred Twenty and no hundredths feet (320.00') to the northwest corner of lands conveyed by James F. Piridy and wife to the County of Erie by Liber 8070 of Deeds at Page 377;

thence S 78°41'03" E a distance of One Hundred Twenty and no hundredths feet (120.00') to a point;

thence S 11°51'58" W and parallel with the centerline of Abbott Road a distance of One Hundred Forty and no hundredths feet (140.00') to a point;

thence S 78°41'02" E a distance of Two Hundred and no hundredths feet (200.00') to the centerline of Abbott Road at the northeast corner of lands of the County of Erie as shown on SK 217-90 and known as Parcel No. 1, said point being Six Hundred Seventy-Five and Ten hundredths feet (675.10') north of the centerline of Big Tree Road as measured along said centerline of Abbott Road;

thence S 11°51'58" W along said centerline of Abbott Road as shown on SK 217-90 a distance of Four Hundred Fifty-Five and Fifteen hundredths feet (455.15') to the southeast corner of lands of the County of Erie as shown on SK 217-90 and known as Parcel No. 1;

thence N 78°21'07" W a distance of Three Hundred Eighty-Two and Twenty-Six hundredths feet (382.26');

thence N 28°01'26" W a distance of Sixty-Nine and Thirty-Six hundredths feet (69.36');

thence N 80°00'42" W a distance of Ninety-Three and Forty hundredths feet (93.40');

thence N 76°20'34" W a distance of One Hundred Fifty and Thirteen hundredths feet (150.13');

thence N 85°10'45" W a distance of One Hundred and Sixty-Six hundredths feet (100.66');

thence N 80°36'35" W a distance of Fifty and One hundredths feet (50.01');

thence N 11°18'00" E a distance of Three and no hundredths feet (3.00');

thence N 84°44'22" W a distance of Fifty and Twenty-Eight hundredths feet (50.28');

thence N 11°18'00" E a distance of One and Fourteen hundredths feet (1.14');

thence N 81°18'40" W a distance of Thirty-Five and Three hundredths feet (35.03') to a point;

thence N 11°51'58" E and parallel with the centerline of Abbott Road a distance of Eight Hundred Seventy-One and Sixteen hundredths feet (871.16') to a point on the extension west of the north line of lands conveyed by James F. Piridy to Frank Nucherno by Liber 8815 of Deeds at Page 624;

thence S 78°41'02" E and along the extension west of lands conveyed by Liber 8815 of Deeds at Page 624 a distance of Two Hundred Nineteen and Eighty-Four hundredths feet (219.84') to a point on the extension south of the west line of lands conveyed to E.I. DuPont DeNemours & Company by Liber 1295 of Deeds at Page 469;

thence N 00°01'46" E and along the west line of lands conveyed by Liber 1295 of Deeds at Page 469 and its extension south and also north a distance of Two Thousand One Hundred Ninety-Two and Eighty-Six hundredths feet (2,192.86') to the southerly line of Southwestern Boulevard being 100' wide;

thence N 64°45'18" E along the southerly line of Southwestern Boulevard a distance of One Hundred and no tenths feet (100.0');

thence S 0°01'46" W a distance of Fifty-Nine and Fourteen hundredths feet (59.14') to the north line of lands conveyed to E.I. DuPont DeNemours & Company;

thence S 89°14'02" E along the said north line a distance of Nine Hundred Fifty-Eight and Eighty-Two hundredths feet (958.82') to the point of beginning;

The said parcel containing 58.65 acres more or less.

And further reserving to the Grantor/Leasor an easement for the existing 12" water main South of Community College Drive, which may be relocated with the mutual consent of the parties.

And further reserving all rights to the use of the following described parcel currently leased to the Erie Community College Foundation:

ALL THAT TRACT OR PARCEL OF LAND, situated in the Town of Orchard Park, County of Erie and State of New York, being part of Lot 39, Township 9 and Range 7 of the Holland Land Company's Survey, bounded and described as follows:

COMMENCING at the point of intersection of the westerly line of Abbott Road with the northerly line of lands conveyed to the County of Erie, as recorded in the Erie County Clerk's Office in Liber 8070 of Deeds at page 377;

THENCE: N-78°-35'-14"-E, along north line of said lands conveyed by Liber 8070 of Deeds at page 377, a distance of 287.00 feet to the POINT OF BEGINNING, being the northwest corner of said lands conveyed by Liber 8070 of Deeds at page 377;

THENCE: Through lands conveyed to the County of Erie by deed recorded in the Erie County Clerk's Office in Liber 7551 of Deeds at page 607, the following three (3) courses and distances;

- 1) N-78°-35'-14"-W, along the westerly extension of the northerly line of said lands conveyed by Liber 8070 of Deeds at page 377, a distance of 13.00 feet to a point;
- 2) S-11°-57'-46"-W, parallel with the west line of said lands conveyed by Liber 8070 of Deeds at page 377, a distance of 45.00 feet to a point;
- 3) S-78°-35'-14"-E, parallel with the said north line of lands conveyed by Liber 8070 of Deeds at page 377, a distance of 84.00 feet to the west line of lands conveyed by Liber 8070 of Deeds at page 377;

THENCE: S-11°-57'-46"-W, along said west line of lands conveyed by Liber 8070 of Deeds at page 377 and the southerly extension thereof, a distance of 120.00 feet to a point;

THENCE: S-78°-35'-14"-E, parallel with the south line of lands conveyed by Liber 8070 of Deeds at page 377, distant 25.00 feet southerly therefrom measured at right angles, a distance of 196.00 feet to the west line of lands acquired by Erie County Department of Public Works as shown on Map SK217-90, Parcel 1;

THENCE: N-11°-57'-46"-E, along the west line of said Parcel 1 lands, a distance of 25.00 feet to the south line of lands conveyed by Liber 8070 of Deeds at page 377;

THENCE: N-78°-35'-14"-W, along the south line of lands conveyed by Liber 8070 of Deeds at page 377, a distance of 147.00 feet, to a west line of lands conveyed by Liber 8070 of Deeds at page 377;

THENCE: N-11°-57'-46"-E, along a west line of lands conveyed by Liber 8070 of Deeds at page 377, a distance of 140.00 feet to a point on the north line of lands conveyed by Liber 8070 of Deeds at page 377;

THENCE: N-78°-35'-14"-W, along the north line of lands conveyed by Liber 8070 of Deeds at page 377, a distance of 120.00 feet to the POINT OF BEGINNING, containing 15,540 square feet more or less.

Subject to a 70' wide wind turbine fall zone.

EXHIBIT B
FINAL COMPLETION DEED

See attached.

Record and Return to:
Box 74 (TMG)

BARGAIN AND SALE DEED

THIS BARGAIN AND SALE DEED, made this ____ day of _____, 20 __, between **THE COUNTY OF ERIE**, a New York municipal corporation having an address of 95 Franklin Street, Buffalo, New York 14202 (“Grantor”) and **ERIE COUNTY STADIUM CORPORATION**, a New York business corporation having an address of 633 Third Avenue, New York, New York 10017-6754 (the “Grantee”).

W I T N E S S E T H :

That the Grantor, in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, does hereby grant and release unto the Grantee, its successors and assigns forever, all right title and interest of the Grantor in and to the following:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Orchard Park, County of Erie, and State of New York, and being further described on the attached **Schedule A** (the “Premises”), subject to all easements, covenants and restrictions of record.

TOGETHER with the appurtenances and all the estate and rights of the Grantor in and to the Premises.

TO HAVE AND TO HOLD the Premises herein granted unto the Grantee, its successors and assigns forever.

AND THE GRANTOR COVENANTS that it has not done or suffered anything whereby the said Premises have been encumbered in any way whatever. The Grantor covenants further that, in compliance with Section 13 of the Lien Law, the Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

GRANTOR HEREBY RESERVES a permanent, perpetual and non-exclusive easement on, over, through and across the Premises for the purposes of conducting security, monitoring and compliance related activities at the Premises, including, but not limited to, providing security at the Premises and monitoring the compliance of Grantee and its lessees with applicable laws. The easement reserved herein shall run with the Premises and inure to the benefit of Grantor, its successors and assigns. The easement reserved herein shall not render Grantor liable for any repair, maintenance, or upkeep of the Premises, or impose any other liability or obligation upon Grantor, except as may be defined by further, separate agreement between Grantor and Grantee.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed and delivered as of the day and year first above written.

THE COUNTY OF ERIE

By: _____
Name:
Title:

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

On the _____ day of _____, in the year 20____, before me, the undersigned, a notary public in and for said state, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) 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.

Notary Public

SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Orchard Park, County of Erie and State of New York being part of Lots 39 and 40 and more, Township 9, Range 7 of the Holland Land Company's Survey (so called), bounded and described as follows:

COMMENCING at the intersection of the west line of lands conveyed to the County of Erie by deed recorded in the Erie County Clerk's Office in Liber 8314 of Deeds at page 329 and the south line of Southwestern Boulevard as acquired by the People of the State of New York, Map No. 300, Parcel No. 340;

THENCE: S-00°-15'05"-W, along the west line of said lands conveyed by Liber 8314 of Deeds at page 329 and the west line of lands conveyed to the County of Erie by deed recorded in the Erie County Clerk's Office in Liber 7749 of Deeds at page 483, a distance of 659.13 feet to the POINT OF BEGINNING;

THENCE: S-00°-15'-05"-W, continuing along the west line of lands conveyed by Liber 7749 of Deeds at page 483 and its southerly extension through lands formerly Big Tree Road, and lands conveyed to the County of Erie by deed recorded in the Erie County Clerk's Office in Liber 8521 of Deeds at page 585 in Lot 39, a distance of 1534.27 feet to a point on the extension west of lands now or formerly conveyed to Frank Nucherno by deed recorded in the Erie County Clerk's Office in Liber 8815 of Deeds at page 624;

THENCE: Through lands conveyed to the County of Erie by deed recorded in the Erie County Clerk's Office in Liber 7551 of Deeds at page 607, the following two (2) courses and distances;

- 1) N-78°35'-14"-W, and along the extension west of lands conveyed in Liber 8815 of Deeds at page 624, a distance of 219.84 feet to a point;
- 2) S-11°-57'-46"-W, and parallel with the centerline of Abbott Road, a distance of 868.06 feet to a point on the south line of Liber 7551 of Deeds at page 607 in the centerline of a ditch;

THENCE: Along the said center of ditch more or less, and the south line of Liber 7551 of Deeds at page 607, the following nine (9) courses and distances;

- 1) N-81°-32'-23"-W, a distance of 20.23 feet to a point;
- 2) N-11°-04'-16"-E, a distance of 1.14 feet to a point;
- 3) N-80°-14'-07"-W, a distance of 50.00 feet to a point;
- 4) N-80°-14'-06"-W, a distance of 100.03 feet to a point;
- 5) N-82°-16'-16"-W, a distance of 50.09 feet to a point;
- 6) S-88°-42'-10"-W, a distance of 71.66 feet to a point;
- 7) S-88°-41'-52"-W, a distance of 81.90 feet to a point;
- 8) S-86°-30'-58"-W, a distance of 132.94 feet to a point;
- 9) S-55°-39'-06"-W, a distance of 44.80 feet to the west line of Lot 39, being the west line of the Town of Orchard Park, and the east line of Lot 47 in the Town of Hamburg;

THENCE: N-01°-54'-27"-E, along the said west line of Lot 39, a distance of 951.93 to a point;

THENCE: N-18°-59'-16"-E, through Lot 39, lands formerly Big Tree Road, and through Lot 40, a distance of 190.43 feet to a point;

THENCE: N-18°-38'-54"-W, through Lot 40, a distance of 159.92 feet to the west line of Lot 40, being the west line of the Town of Orchard Park, and the east line of Lot 48 in the Town of Hamburg;

THENCE: N-01°-50'-30"-E, along the west line of Lot 40, a distance of 960.04 feet to the northwest corner of lands conveyed to J.R. Schenk by deed recorded in the Erie County Clerk's Office in Liber 7036 of Deeds at page 79;

THENCE: N-83°-34'-07"-E, along the north line of lands conveyed to the County of Erie by deed recorded in the Erie County Clerk's Office in Liber 8521 of Deeds at page 585, a distance of 874.78 feet to the POINT OF BEGINNING containing 40.97 acres be the same more or less.

Subject to a 180' wide radio tower fall zone.