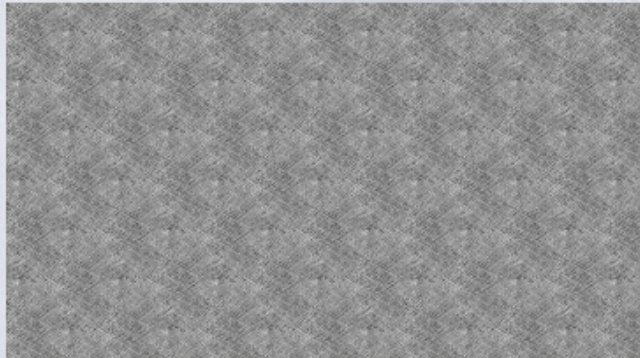




The Atrium
2 Clinton Square, Suite 120
Syracuse, New York 13202
Phone: (315) 472-2020
Fax: (315) 472-8774

TERM SHEET

PROPERTY:




SELLER:

PURCHASER:

ONONDAGA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

PRICE:

 DUE ON CLOSING

CONTINGENCIES:

TO BE DEFINED FURTHER BY THE PARTIES
IN A PURCHASE CONTRACT

OPTION TERM:

ONE (1) EIGHT (8) MONTH OPTION TERM

OPTION FEE:

\$5,000.00 DUE ON EXECUTION OF PURCHASE
CONTRACT WHICH SHALL BE NON-
REFUNDABLE TO PURCHASER AND
CREDITED AGAINST THE PURCHASE PRICE
AT CLOSING IF CLOSING OCCURS.

TIME IS OF THE ESSENCE:

PURCHASER WOULD APPRECIATE A
RESPONSE BY NO LATER THAN NOON
DECEMBER 28, 2020

SUBJECT TO CONTRACT
EXECUTION:

ANY AGREEMENT BETWEEN SELLER AND
PURCHASER SHALL BE NON-BINDING
UNTIL SUCH TIME AS EXECUTION OF A
PURCHASE CONTRACT BY SELLER AND
PURCHASER

CONFIDENTIALITY:

THE TERMS AND CONDITIONS OF THIS
TERM SHEET, INCLUDING, WITHOUT
LIMITATION, ANY INFORMATION
DELIVERED BY PURCHASER AND
PURCHASER'S BROKER TO SELLER IN
CONNECTION WITH THIS AGREEMENT AND
THE TRANSACTION CONTEMPLATED
HEREBY, INCLUDING THE IDENTITY OF THE
PURCHASER, ARE CONFIDENTIAL AND
SELLER SHALL NOT DISCLOSE THE TERMS
OF THIS AGREEMENT TO ANY THIRD PARTY
EXCEPT AS MAY BE REQUIRED BY LAW OR
TO ENFORCE ITS RIGHTS HEREUNDER,
PROVIDED, HOWEVER, SELLER SHALL BE
PERMITTED TO DISCLOSE THE TERMS OF
THIS AGREEMENT TO SELLER'S LEGAL
COUNSEL, ACCOUNTANTS AND BROKERS.

DATED: _____

ACCEPTED BY: _____
SELLER

DATED: _____

ACCEPTED BY: _____
PURCHASER