

**NORTHWEST LOUISIANA FINANCE AUTHORITY  
TERM SHEET**

Fibrebond Corporation is registered in and authorized to do business in the State of Louisiana (the “**State**”) and is proposing to construct and equip a herein defined economic development Project on the Site (the “**Company**”). The Northwest Louisiana Finance Authority (the “**Authority**”) is a public trust authority whose mission and purposes include promoting the health, safety, welfare, and economic well-being of the inhabitants of its beneficiary and the surrounding region by financing, undertaking, and encouraging community development, redevelopment, and economic development activities, which development within the region provides economic and community benefits for the beneficiary of the Authority. The Company has requested certain economic incentives as a material inducement to locating the Project in the City of Minden (the “**City**”). There is a significant need to stimulate economic activity and job growth in the City, and the Authority desires to assist in such efforts. In order to accomplish this purpose, the Authority is providing economic development incentives to the Company which have been negotiated by the Company with local leaders. The incentives will be provided through the utilization of a payment-in-lieu of tax (“**PILOT**”) arrangement. The Authority proposes to enter into a PILOT Lease Agreement (the “**PILOT Agreement**”) with the Company based on the guidelines outlined in this Term Sheet. The PILOT Agreement will provide for an abatement of a portion of ad valorem taxes for a period of ten (10) years. During the Term of the PILOT Agreement, the Company will receive the benefit of a reduction in ad valorem taxes associated with the Project.

<b>Authority:</b>	Northwest Louisiana Finance Authority
<b>Company:</b>	Fibrebond Corporation
<b>City:</b>	City of Minden, Louisiana
<b>Site:</b>	Certain immovable (real property) located at 1300 Davenport Drive, Minden, LA 71055.
<b>Project:</b>	An approximately \$55 million expansion and construction of a new 300,000 square foot production building used to manufacture engineered-to-order solutions for use in data center, petro-chemical, power and/or telecom markets, resulting in the retention of 451 jobs with an estimated payroll of \$31.7 million.
<b>Lease Term:</b>	The Lease shall expire after ten (10) years or upon termination of the Incentive Period (defined below).
<b>Property Tax Incentive:</b>	Exemption of the Project from ad valorem taxes for a period of one hundred and twenty (120) months commencing upon the issuance of a certificate of occupancy for the Project or upon January 1 <sup>st</sup> of the year immediately following the issuance of a certificate of occupancy for the Project if the proposed tax abatement is not

available in the year in which the Project receives a certificate of occupancy (the “**Incentive Period**”).

**Base PILOT Payments:** During the time in which the Authority owns the Project, the Company shall be responsible for making an annual payment in lieu of taxes (the “**Annual PILOT**”) totaling an amount equal to 20% of the ad valorem taxes that the Company would otherwise owe but for the PILOT Lease.

**Option to Purchase:** The Company shall have the option to purchase the Project from the Authority for a purchase price of \$1,000 at any time upon payment in full of any amounts that are actually then due, owing and/or past due under the PILOT Agreement.

**Fees:** The Company agrees to pay the following fees:

- (a) At the signing of this Term Sheet, the non-refundable application fee in the amount of \$3,000.
- (b) Upon execution of the PILOT Lease Agreement, the closing fee of the Authority in the amount of 1/20<sup>th</sup> of 1% of the capital cost of the Project;
- (c) The legal fees of the Authority related to the transaction outlined herein.
- (d) On the 1<sup>st</sup> day of December in each calendar year, commencing the year of the conveyance of the Project, or a substantial portion thereof, to the Authority, an annual administrative fee in the amount of 1/10<sup>th</sup> of 1% of the capital cost of the Project.

This Term Sheet provides a summary of certain financial terms offered to the Company by the Authority. The terms herein are subject to additional terms and conditions to be negotiated by the parties and contained in a PILOT Agreement and related documents (collectively, the “**PILOT Documents**”). This Term Sheet serves as a basis to move forward pursuant to the guidelines contained herein. By signing below, the parties agree to work in good faith to negotiate the PILOT Documents. Notwithstanding anything to the contrary herein, neither party is bound to execute the PILOT Documents. This Term Sheet is subject to the approval of the Authority.

Accepted on this \_\_\_\_ day of \_\_\_\_\_, 2024 by:

**NORTHWEST LOUISIANA FINANCE AUTHORITY**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

**FIBREBOND CORPORATION**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

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