

ENTERPRISE ZONE AGREEMENT

This agreement made and entered into by and between the County of Athens, Ohio, a county government, with its main offices located at 15 S. Court Street (hereinafter referred to as "Athens County") and CCC Plastics USA Inc., a Foreign Corporation, (hereinafter referred to as "CCC Plastics"), WITNESSETH:

WHEREAS, Athens County has encouraged the development of real property and the acquisition or leasing of property located in the area designated as an Enterprise Zone 062; and

WHEREAS, CCC Plastics will make modifications to the facility located at 5885 Industrial Drive, in order to create twenty-five (25) full-time permanent employment opportunities (hereinafter referred to as the "PROJECT") within the boundaries of the aforementioned Enterprise Zone, provided that the appropriate development incentives are available to support the economic viability of said PROJECT; and

WHEREAS, the Commissioners of Athens County, Ohio by resolutions adopted March, 1988 and March, 1990, designated the area as an "Enterprise Zone" pursuant to Chapter 5709 of the Ohio Revised Code; and

WHEREAS, effective March 1988 and March 1990, the Director of Development of the State of Ohio determined that the aforementioned area designated in said resolutions contains the characteristics set forth in Section 5709.6(A) of the Ohio Revised Code and certified said area as an Enterprise Zone under said Chapter 5709; and

WHEREAS, Athens County, Ohio having the appropriate authority for the type of project is desirous of providing CCC Plastics with incentives available for the development of the PROJECT in said Enterprise Zone under Chapter 5709 of the Ohio Revised Code; and

WHEREAS, CCC Plastics has submitted a proposed agreement application (herein attached as Exhibit A) to Athens County, Ohio; said application (hereinafter referred to as "APPLICATION"); and

WHEREAS, CCC Plastics has remitted the required state application fee of seven hundred and fifty dollars (\$750.00) made payable to the Ohio Department of Development with the application to be forwarded with the final agreement; and

WHEREAS, the County Enterprise Zone Manager has investigated the application of CCC Plastics and has recommended the same to the Board of Commissioners of Athens County, Ohio on the basis that CCC Plastics is qualified by financial responsibility and business experience to create and preserve employment opportunities in said Enterprise Zone and improve the economic climate of Athens County, Ohio; and

WHEREAS, the project site as proposed by CCC Plastics is located in the Nelsonville York City School District and Tri-County Joint Vocational School District and the Boards of Education of both have been notified in accordance with Section 5709.83; and have been given a copy of the draft AGREEMENT; and

WHEREAS, pursuant to Section 5709.63(A) and in conformance with the format

required under Section 5709.631 of the Ohio Revised Code, the parties hereto desire to set forth their agreement with respect to matters hereinafter contained; NOW,

NOW THEREFORE, in consideration of the mutual covenants hereinafter contained and the benefit to be derived by the parties from the execution hereof, the parties herein agree as follows:

1. CCC Plastics shall make modifications and improvements to 5885 Industrial Drive in the Plains, Ohio, that are necessary for establishing its first US manufacturing plant to expand production of plastic parts.

The PROJECT will involve a total investment by CCC Plastics of seven million (\$7,000,000) at the PROJECT site.

The PROJECT will begin September 1, 2026 and all improvements and modifications will be completed by December 31, 2030.

2. CCC Plastics and PROJECT shall create within a time period not exceeding thirty-six (36) months after the PROJECT completion date for the aforesaid site, the equivalent of twenty-five (25) new full-time equivalent operational jobs. The minimum annual payroll for the PROJECT operational jobs will be \$1,750,000. Average salary of new full-time equivalents to be \$70,000 or aggregated average hourly wage of \$33.65/hour.
3. CCC Plastics shall provide to the proper Tax Incentive Review Council any information reasonably required by the council to evaluate the enterprise's compliance with the agreement, including returns filed pursuant to Section 5711.02 of the Ohio Revised Code if requested by the Council. In addition, the

Tax Incentive Review Council can request CCC Plastics to supply a copy of the Ohio Department of Taxation State Tax return form 913 for each year this agreement is in effect and is required to be reviewed. CCC Plastics must attend the Tax Incentive Review Council meeting usually slated for March of each year.

4. Athens County, Ohio hereby grants CCC Plastics a tax exemption for real property improvements made to the PROJECT site pursuant to Section 5709.63 of the Ohio Revised Code and shall be in the following amounts:

Yr. 1	Calendar year 2028, Tax Year 2027	60%
Yr. 2	Calendar year 2029, Tax Year 2028	60%
Yr. 3	Calendar year 2030, Tax Year 2029	60%
Yr. 4	Calendar year 2031, Tax Year 2030	60%
Yr. 5	Calendar year 2032, Tax Year 2031	60%
Yr. 6	Calendar year 2033, Tax Year 2032	60%
Yr. 7	Calendar year 2034, Tax Year 2033	60%
Yr. 8	Calendar year 2035, Tax Year 2034	60%
Yr. 9	Calendar year 2036, Tax Year 2035	60%
Yr. 10	Calendar year 2037, Tax Year 2036	60%
Yr. 11	Calendar year 2038, Tax Year 2037	60%
Yr. 12	Calendar year 2039, Tax Year 2038	60%
Yr. 13	Calendar year 2040, Tax Year 2039	60%
Yr. 14	Calendar year 2041, Tax Year 2040	60%
Yr. 15	Calendar year 2042, Tax Year 2041	60%

Each identified project improvement will receive a fifteen (15) year exemption period. The exemption commences the first year for which the real Property would first be taxable were that property not exempted from taxation. No exemption shall commence before calendar year 2029 nor extend beyond calendar year 2043.

CCC Plastics must file the appropriate tax forms (DTE 23) with the County Auditor and (#913) with the State Department of Taxation to effect and maintain the exemptions covered in this agreement. The #913 Ohio tax form must be filed annually.

5. Athens County will collect an annual monitoring fee of \$500.00 from the company provided for in Chapter 5709 of the Ohio Revised Code.
6. CCC Plastics shall pay such real and tangible personal property taxes as are not exempted under this agreement and are charged against such property and shall file all tax reports and returns as required by law. If CCC Plastics fails to pay such taxes or file such returns and reports, all incentives granted under this agreement are rescinded beginning with the year for which such taxes are charged or such reports or returns are required to be filed and thereafter.
7. Athens County, Ohio shall perform such acts as are reasonably necessary or appropriate to effect, claim, reserve, and maintain exemptions from taxation granted under this agreement including, without limitation, joining in the execution of all documentation and providing any necessary certificates required in connection with such exemptions.
8. If for any reason the Enterprise Zone designation expires, the Director of the Ohio Department of Development revokes certification of the zone, or Athens County revokes the designation of the zone, entitlements granted under this agreement shall continue for the number of years specified under this agreement, unless CCC Plastics materially fails to fulfill its obligations under this agreement and Athens County terminates or modifies the exemptions from taxation granted under this agreement.
9. If CCC Plastics materially fails to fulfill its obligations under this agreement, or if Athens County determines that the certification as to delinquent taxes required by this agreement is fraudulent, Athens County may terminate or modify the exemptions from taxation granted under this agreement. In addition, if CCC Plastics materially fails to fulfill its obligations under this agreement, Athens County may, at its sole discretion, require the repayment of the amount of taxes that would have been payable had the property not been exempted from taxation under this agreement.
10. CCC Plastics hereby certifies that at the time this agreement is executed, CCC Plastics does not owe any delinquent real or tangible personal property taxes to any taxing authority of the State of Ohio, and does not owe delinquent taxes for which CCC Plastics is liable for under Chapter 5733, 5735, 5739, 5741, 5743, 5747, or 5753 of the Ohio Revised Code, or, if such delinquent taxes are owed, CCC Plastics

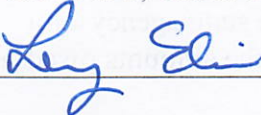
currently is paying the delinquent taxes pursuant to an undertaking enforceable by the State of Ohio or an agent or instrumentality thereof, has filed a petition of bankruptcy under II U.S.C.A. 101, et seq., or such a petition has been filed against CCC Plastics. For the purpose of the certification, delinquent taxes are taxes that remain unpaid on the latest day prescribed for payment without penalty under the chapter of the Ohio Revised Code governing payment of those taxes.

11. CCC Plastics affirmatively covenants that it does not owe: (1) any delinquent taxes to the State of Ohio or a political subdivision of the State; (2) any moneys to the State or a state agency for the administration or enforcement of any environmental laws of the State; and (3) any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not.
12. CCC Plastics and Athens County acknowledge that this agreement must be approved by formal action of the legislative authority of Athens County as a condition for the agreement to take effect. This agreement takes effect upon such approval.
13. Athens County has developed a policy to ensure recipients of Enterprise Zone tax benefits practice non-discriminating hiring in its operations. By executing this agreement, CCC Plastics is committing to following non-discriminating hiring practices acknowledging that no individual may be denied employment solely on the basis of race, religion, sex, disability, color, national origin, or ancestry
14. Exemptions from taxation granted under this agreement shall be revoked if it is determined that CCC Plastics, any successor enterprise, or any related Member (as those terms are defined in Section 5709.61 of the Ohio Revised Code) has violated the prohibition against entering into this agreement under Division (E) of Section 3735.671 or Section 5709.62, 5709.63, or 5709.632 of the Ohio Revised Code prior to the time prescribed by that division or either of those sections.
15. CCC Plastics affirmatively covenants that the information contained in and submitted with the Enterprise Zone application is complete and correct and is aware of the ORC Sections 09.66(1) and 2921.13(D)(1) penalties for falsification which could result in the forfeiture of all current and future economic development assistance benefits as well as a fine of not more than \$1,000 and/or a term of imprisonment of not more than six (6) months.
16. This agreement is not transferable or assignable-without the express, written approval of Athens County.

IN WITNESS WHEREOF, Athens County, Ohio, by the President of the Athens County Commissioners, and pursuant to Resolution No. 0428-123, has caused this instrument to be executed this 28th day of April, 2026 and CCC Plastics USA Inc. by its Chief

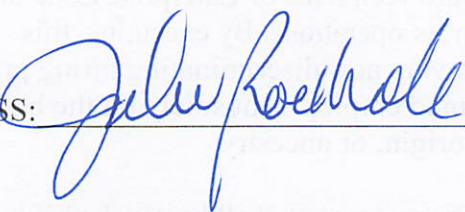
Financial Officer, has caused this instrument to be executed on this 28th day of April 2026.

ATHENS COUNTY, OHIO COMMISSIONERS


By 

Lenny Eliason

Title: President, Athens County Commissioners

WITNESS: 

CCC Plastics USA Inc.

By 

Ian Sin

Title: Chief Financial Officer

WITNESS: 