

CLOSING ITEM NO.: A-3

BILL OF SALE

TO

ALBANY COUNTY INDUSTRIAL DEVELOPMENT AGENCY

REGENERON PHARMACEUTICALS, INC., a business corporation organized and existing under the laws of the State of New York having an office for the transaction of business located at 777 Old Saw Mill River Road, Tarrytown, New York (the "Grantor"), for the consideration of One Dollar (\$1.00), cash in hand paid, and other good and valuable consideration received by the Grantor from ALBANY COUNTY INDUSTRIAL DEVELOPMENT AGENCY, a public benefit corporation of the State of New York having an office for the transaction of business located at 111 Washington Avenue, Suite 100, Albany, New York (the "Grantee"), the receipt of which is hereby acknowledged by the Grantor, hereby sells, transfers and delivers unto the Grantee, and its successors and assigns, all right, title and interest of the Grantor in and to the materials, machinery, equipment, fixtures or furnishings which are described in Exhibit B attached hereto (the "Equipment"), whether now owned or hereafter acquired by the Grantor, which Equipment is located or intended to be located on the real property located at 431 Broadway (tax map no. 44.19-1-6) in the Village of Menands, Town of Colonie, Albany County, New York (the "Land"), which Land is more particularly described on Exhibit A attached hereto.

TO HAVE AND TO HOLD the same unto the Grantee, and its successors and assigns, forever, and the said Grantor, for itself, its successors and assigns, covenants and agrees to and with the Grantee, its successors and assigns, to warrant and defend the sale of said Equipment hereby made unto the Grantee, its successors and assigns against the claims and demands of every and all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this bill of sale to be executed in its name by its duly authorized officer and to be dated as of the 13th day of February, 2024.

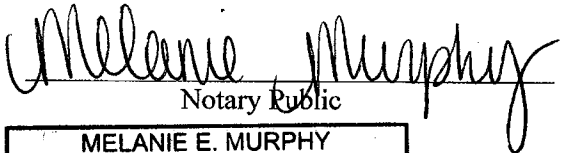
REGENERON PHARMACEUTICALS, INC.

BY: 

David Simon
SVP IOPS Finance & Business Operations

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

On the 13th day of February, in the year 2024, before me, the undersigned, personally appeared DAVID SIMON, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

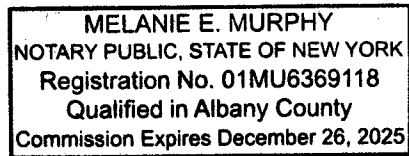


EXHIBIT A

DESCRIPTION OF THE LEASED LAND

A leasehold interest created by a certain lease to agency dated as of February 1, 2024 (the "Lease to Agency") between Regeneron Pharmaceuticals, Inc. (the "Company"), as landlord, Albany County Industrial Development Agency (the "Agency"), as tenant, in an approximately 20.45 acre parcel of land (the "Leased Land") located at 431 Broadway (tax map no. 44.19-1-6) in the Village of Menands, Town of Colonie, Albany County, New York, said Leased Land being more particularly described below), together with any improvements now or hereafter located on the Leased Land (the Leased Land and all such improvements being sometimes collectively referred to as the "Leased Premises"):

ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND situate, lying and being in the Village of Menands, Town of Colonie, Albany County, New York, bounded and described as follows:

- SEE ATTACHED -

SCHEDULE A

LEGAL DESCRIPTION

All those certain tracts, pieces or parcels of land situate in the Village of Menands, Albany County, State of New York, lying Northeasterly of Broadway, New York State Route 32 and Northerly of Troy-Menands Bridge and Approaches, State Highway No. 9112, New York State Route 378 and being more particularly bounded and described as follows:

PARCEL "A"

BEGINNING at the point at the intersection of the division line between the lands now or formerly of Menands Holding L.L.C. as described in Book 2577 of Deeds at Page 581 on the Southwest, and lands now or formerly of Menands Diner, Inc. as described in Book 2465 of Deeds at Page 1133 on the Northeast with the Southeasterly road boundary of Broadway, State Highway No. 977, New York State Route 32; thence from said point of beginning, South 57 deg. 04 min. 15 sec. East along the above first mentioned division line 74.99 feet to its point of intersection with the division line between the lands of said Menands Holding L.L.C. on the Northwest and lands now or formerly of Niagara Mohawk Power Corporation on the Southeast; thence South 31 deg. 02 min. 40 sec. West along said division line 438.29 feet to its point of intersection with the Easterly highway boundary of Troy-Menands Bridge and Approaches, State Highway No. 9112, New York State Route 378; thence along said Easterly highway boundary North 14 deg. 42 min. 03 sec. East 242.72 feet to its intersection with the Southeasterly road boundary of Broadway, State Highway No. 977, New York State Route 32; thence North 33 deg. 59 min. 25 sec. East along said Southeasterly highway boundary 99.98 feet to its intersection with the Northeasterly road boundary of Broadway, New York State Route 32; thence North 53 deg. 40 min. 20 sec. West along said Northeasterly road boundary 12.00 feet to its intersection with the above first mentioned Southeasterly road boundary of Broadway, New York State Route 32; thence North 31 deg. 08 min. 00 sec. East along said Southeasterly road boundary

106.89 feet to the point or place of beginning.

Excepting therefrom so much thereof as has been appropriated by The People of the State of New York by Notice of Appropriation dated December 15, 2014 recorded in the Albany County Clerk's Office December 15, 2014 in Book 3121 of Deeds at page 532 as Map No. 119 Parcel No. 144.

Parcels C, D and E

BEGINNING at the point of intersection of the division line between the lands now or formerly of Menands Holding L.L.C. as described in Book 2577 of Deeds at Page 581 on the Southwest and lands now or formerly of Menands Diner, Inc. as described in Book 2465 of Deeds at Page 1133 on the Northeast, with the common division line between the lands of said Menands Holding L.L.C. and said Menands Diner, Inc. on the Southeast, and lands now or formerly of

Niagara Mohawk Power Corporation on the Northwest thence from said point of beginning South 57 deg. 04 min. 15 sec. East along the first mentioned division line 118.80 feet to its point of intersection with the common division line between the lands now or formerly of Menands Holding Corporation as described in Book 1866 of Deeds at Page 217 on the Southeast and lands of said Menands Diner, Inc. and lands now or formerly of Charles Sirigiano, Jr., as described in Book 2027 of Deeds at Page 567 on the Northwest; thence North 23 deg. 27 min. 30 sec. East along said common division line 271.13 feet to its point of intersection with the division line between the lands of said Menands Holding Corporation on the Southwest and lands of said Charles Sirigiano, Jr. on the Northeast; thence South 63 deg. 17 min. 00 sec. East along said division line 22.16 feet to its point of intersection with the division line between the lands of said Menands Holding Corporation on the Southeast and lands of said Sirigiano on the Northwest; thence North 26 deg. 43 min. 00 sec. East 28.06 feet to its point of intersection with the common division line between the lands of said Menands Holding Corporation, Menands Holding L.L.C. on the Southwest and lands of said Charles Sirigiano, Jr. and lands now or formerly of Niagara Mohawk Power Corporation on the Northeast; thence along said common division line the following two (2) courses: 1) South 49 deg. 02 min. 15 sec. East 834.21 feet to a point; and 2) South 50 deg. 42 min. 15 sec East 331.18 feet to its intersection with the Northwesterly highway boundary of Interstate Route 787, Patroon Island Interchange to Menands Bridge; thence South 46 deg. 32 min. 45 sec. West along said Northwesterly highway boundary 153.65 feet to its intersection with the Northerly highway boundary of Troy- Menands Bridge and Approaches, State Highway No. 9112, New York State Route 378; thence along said Northerly highway boundary the following three (3) courses: 1) South 79 deg. 37 min. 39 sec. West 179.48 feet to a point; 2) South 71 deg. 40 min. 23 sec. West 738.60 feet to a point; and 3) North 79 deg. 22 min. 47 sec. West 139.64 feet to its intersection with the Northeasterly highway boundary of said Troy-Menands Bridge and Approaches, State Highway No. 9112, New York State Route 378; thence North 38 deg. 59 min. 54 sec. West along said Northeasterly highway boundary 489.34 feet to its intersection with the Southeasterly highway boundary of said Troy-Menands Bridge and Approaches, State Highway No. 9112, New York State Route 378; thence along said Southeasterly highway boundary the following two (2) courses: 1) North 29 deg. 24 min. 18 sec. East 86.83 feet to a point; and 2) North 35 deg. 51 min. 55 sec. East 1.41 feet to its intersection with the Northerly highway boundary of said Troy-Menands Bridge and Approaches, State Highway No. 9112; thence North 09 deg. 00 min. 20 sec. West along said Northerly highway boundary 2.91 feet to its point of intersection with the division line between the lands of said Menands Holding L.L.C. on the Southeast and the lands now or formerly of Niagara Mohawk Power Corporation on the Northwest; thence North 30 deg. 57 min. 35 sec. East along said division line 515.34 feet to the point or place of beginning.

TOGETHER WITH the rights and easements appurtenant to the above described parcels and subject to the terms and provisions set forth in an Easement Agreement made by and between Niagara Mohawk Power Corporation and Menands Holding Corporation dated June 16, 1965 recorded June 29, 1965 in the Albany County Clerk's Office in Book 1835 of Deeds at page 1, amended by Agreement made by and between Menands Holding Corporation and Niagara Mohawk Power Corporation dated February 3, 1966 recorded February 18, 1966 in the Albany County Clerk's Office in Book 1861 of Deeds at page 317.

EXHIBIT B

DESCRIPTION OF THE EQUIPMENT

All equipment, fixtures, machines, building materials and items of personal property and all appurtenances (A) acquired, constructed and/or intended to be installed and/or to be acquired, constructed or installed prior to the Completion Date (as defined in the hereinafter defined Lease Agreement) in connection with the acquisition, construction and installation of the Regeneron Pharmaceuticals, Inc. Project (the "Project") of Albany County Industrial Development Agency (the "Agency") located on the real property described on Exhibit A hereto (the "Land"), said Project to be acquired, constructed and installed by Regeneron Pharmaceuticals, Inc. (the "Company") as agent of the Agency pursuant to a lease agreement dated as of February 1, 2024 (the "Lease Agreement") by and between the Agency and the Company and (B) now or hereafter attached to, contained in or used in connection with the Land or placed on any part thereof, though not attached thereto, including but not limited to the following:

(1) Pipes, screens, fixtures, heating, lighting, plumbing, ventilation, air conditioning, compacting and elevator plants, call systems, stoves, ranges, refrigerators and other lunch room facilities, rugs, movable partitions, cleaning equipment, maintenance equipment, shelving, flagpoles, signs, waste containers, outdoor benches, drapes, blinds and accessories, security system, sprinkler systems and other fire prevention and extinguishing apparatus and materials, motors and machinery;

(2) The following items of specific machinery:

Exterior fencing, security cameras, card readers, networking switches and ancillary gear, fire alarm system and office furniture.

(3) Together with any and all products of any of the above, all substitutions, replacements, additions or accessions therefor and any and all cash proceeds or non-cash proceeds realized from the sale, transfer or conversion of any of the above.