



Hamilton County Board of Commissioners

RESOLUTION

No. 319-14

A RESOLUTION (1) APPROVING THE ENTERING INTO OF AN AMENDED AND RESTATED AGREEMENT FOR PAYMENTS IN LIEU OF AD VALOREM TAXES ("PILOT") AGREEMENT BETWEEN GESTAMP CHATTANOOGA, LLC, THE INDUSTRIAL DEVELOPMENT BOARD OF THE COUNTY OF HAMILTON, TENNESSEE ("BOARD"), THE CITY OF CHATTANOOGA ("CITY"), AND HAMILTON COUNTY ("COUNTY") AND (2) APPROVING THE ENTERING INTO OF AN AMENDMENT TO THE RELATED PILOT AGREEMENT BETWEEN GESTAMP CHATTANOOGA II, LLC, THE BOARD, THE CITY, AND THE COUNTY AND (3) AUTHORIZING THE BOARD AND COUNTY MAYOR TO ENTER INTO AND EXECUTE SAID DOCUMENTS.

WHEREAS, as authorized by Tennessee Code Annotated, Section 7-53-305(b), this county legislative body adopted Resolution Number 1109-52 in 2010, which approved the entering of an initial PILOT agreement with Gestamp Chattanooga, LLC, for Gestamp's construction and operation of a facility within Hamilton County, Tennessee; and

WHEREAS, pursuant to its subsequent adoption of Resolution Numbers 710-4 and 715-16 this county legislative body expanded on said original PILOT agreement to provide for additional incentives for Gestamp's further expansion and presence within the Hamilton County area, including by giving authorization for entry into a PILOT agreement with the related entity, Gestamp Chattanooga II, LLC (together, the entities are collectively referred to herein as "Gestamp" and the PILOT agreements are referred to as "PILOT Agreements"); and

WHEREAS, the PILOT Agreements entered into in 2015 provided for the additional expansion of the company's facilities within the Hamilton County area wherein Gestamp Chattanooga, LLC and Gestamp Chattanooga II, LLC agreed to expend an additional One Hundred Forty Million Nine Hundred Thousand Dollars (\$140,900,000.00) and Thirty-nine Million One Hundred Thousand Dollars (\$39,100,000.00), respectively, in its facilities thereby creating at least 374 additional full-time jobs and 136, respectively, by the year 2020; and

WHEREAS, the attached Amended and Restated Agreement for Payments In Lieu of Ad Valorem Taxes has been negotiated to provide for the additional expansion of the Gestamp Chattanooga, LLC project within the Hamilton County area wherein Gestamp will expend an additional Forty-eight Million Dollars (\$48,000,000.00) in its facility and thereby create at least 150 additional full-time jobs by 2023; and

WHEREAS, the attached Amended and Restated Agreement for Payments In Lieu of Ad Valorem Taxes and First Amendment to Gestamp Chattanooga II, LLC's PILOT agreement (the "Amendments") provide for an additional three-year term of in lieu payments to the City and County; and

WHEREAS, this county legislative body has determined that payments in lieu of ad valorem taxes from the Gestamp projects is in furtherance of the Board's public purposes, as set forth in Chapter 53 of Title 7 of the Tennessee Code Annotated; and

WHEREAS, this county legislative body has determined that the entering into of the Amendments is in the best interest of this county.

NOW, THEREFORE, BE IT RESOLVED BY THIS COUNTY LEGISLATIVE BODY IN SESSION ASSEMBLED:

That we do hereby find that the Gestamp Chattanooga, LLC and Gestamp Chattanooga II, LLC, projects referenced above are in the best interest of the County, and that the further amending and/or restating of the existing Payments In Lieu of Ad Valorem Taxes ("PILOT") agreements would be in the best interest of the citizens of Hamilton County; and that the Industrial Development Board of the County of Hamilton, and the Mayor of Hamilton County are hereby delegated with the authority to further negotiate and enter into on behalf of Hamilton County the attached Amended and Restated PILOT Agreement with Gestamp Chattanooga, LLC and the Amendment to the PILOT Agreement with Gestamp Chattanooga II, LLC, substantially in the forms attached hereto with such changes thereto as he shall approve, as shall also be approved and authorized by the City of Chattanooga.

BE IT FURTHER RESOLVED THAT THIS RESOLUTION TAKE EFFECT FROM AND AFTER ITS PASSAGE, THE PUBLIC WELFARE REQUIRING IT.

CERTIFICATION OF ACTION


Approved: ☒

Rejected: ☐

Approved: ☒

Vetoed: ☐


County Clerk


County Mayor

March 20, 2019

Date

AMENDED AND RESTATED
AGREEMENT FOR PAYMENTS IN LIEU
OF AD VALOREM TAXES

THIS AMENDED AND **RESTATED AGREEMENT** (the "Agreement") is made and entered into as of the 12 day of December, 2019, by and among **THE INDUSTRIAL DEVELOPMENT BOARD OF THE COUNTY OF HAMILTON, TENNESSEE** (the "Board"); **GESTAMP CHATTANOOGA, LLC** (the "Company"); the **CITY OF CHATTANOOGA** (the "City"); and **HAMILTON COUNTY** (the "County") and is joined in, for purposes of evidencing their acceptance of the agency relationship established herein, by **WILLIAM F. HULLANDER and his successors, acting in the capacity of HAMILTON COUNTY TRUSTEE** (the "Trustee"), and by **MARTY HAYNES and his successors, acting in the capacity of HAMILTON COUNTY ASSESSOR OF PROPERTY** (the "Assessor") (collectively, the "Parties").

WITNESSETH:

WHEREAS, the Company has (i) acquired a leasehold interest in certain real property in Chattanooga, Hamilton County, Tennessee, as more particularly described on Exhibit A attached hereto and incorporated herein (the "Land"); (ii) constructed upon the Land certain improvements (the "Real Property Improvements") (the Land and the Real Property Improvements shall be collectively referred to as the "Real Property"), in part to effect an expansion of its prior operations on the real property described in Exhibit A-1 attached hereto and incorporated herein (the "Existing Property"); and (iii) acquired machinery, equipment and other personal property, as more particularly described on Exhibit B attached hereto and incorporated herein (the "Personal Property") (the Personal Property and the Real Property shall be collectively referred to as the "Property," and the Real Property Improvements and the Personal Property shall be referred to as the "Project"), resulting in an investment of at least One Hundred Forty Million Nine Hundred Thousand Dollars (\$140,900,000.00) and the creation of at least 374 full-time jobs which jobs shall have an average hourly wage (excluding benefits) equal to at least \$17.00 between January 1, 2017 and January 1, 2020 (collectively the "Investment, Jobs and Wage Projection"), and has requested the Board's assistance with the Project; and

WHEREAS, Gestamp Chattanooga II, LLC, a Delaware limited liability company ("Related Company"), an entity related to the Company, has constructed and begun operation of a complementary facility on a separate site located in the Enterprise South Industrial Park ("Related Project"), resulting in an investment of at least Thirty-nine Million One Hundred Thousand Dollars (\$39,100,000.00) and the creation of at least 136 full-time jobs which shall have an average hourly wage (excluding benefits) equal to at least \$17.00 between January 1, 2017 and January 1, 2020 (collectively, the "Related Project Investment, Jobs and Wage Projection") upon terms and conditions set forth in that certain Agreement for Payments In Lieu of Ad Valorem Taxes dated as of November 15, 2015 by and among Related Company and the other parties to this Agreement, except the Company (the "Related PILOT Agreement"); and

WHEREAS, beginning in 2020 the Company is considering making additional Real Property Improvements to the Land and acquisitions of Personal Property associated with the Project, resulting in an investment of at least an additional Sixteen Million Four Hundred

Thirty-one Thousand Dollars (\$16,431,000.00) in Real Property Improvements, acquisitions of at least Thirty-one Million Five Hundred Sixty-nine Thousand Dollars (\$31,569,000.00) in Personal Property, and the creation of at least 150 full-time jobs which jobs shall have an average annual wage (excluding benefits) equal to at least \$47,318 between January 1, 2020 and January 1, 2023 (collectively, the "Additional Investment, Jobs and Wage Projection"); and

WHEREAS, substantial economic benefits to the City and County economies will be derived from the Project and the Related Project; and

WHEREAS, the Board holds title to the Property, together with all additions thereto, replacements thereof, and substitutions therefor and (i) leases the Real Property to the Company pursuant to that certain Real Property and Improvements Lease Agreement dated as of November 4, 2015, by and between the Board and the Company, as amended by that certain First Amendment to Real Property and Improvements Lease Agreement dated December 4, 2015 and amended again of even date herewith (the "Real Property Lease") and (ii) leases the Personal Property to the Company pursuant to that certain Personal Property Lease Agreement dated as of November 4, 2015, by and between the Board and the Company, as amended by that certain First Amendment to Personal Property Lease Agreement dated as of December 4, 2015 and amended again of even date herewith (the "Personal Property Lease") (the Real Property Lease and the Personal Property Lease collectively called the "Leases"); and

WHEREAS, because the Property is owned by the Board, which is a public corporation organized under the provisions of Tennessee Code Annotated, § 7-53-101, *et seq.*, the Property is exempt from ad valorem property taxes ("property taxes") normally paid to the City and to the County, so long as the Property is owned by the Board, pursuant to the provisions of Tennessee Code Annotated, § 7-53-305; and

WHEREAS, for the public benefit of the citizens of the City and the County, the Board has requested that the Company make certain payments to the Board in lieu of the payment of property taxes that would otherwise be payable on the Property; and

WHEREAS, the Company has agreed to make such payments to the Board in lieu of the property taxes otherwise payable on the Property (the "In Lieu Payments"), as more particularly set forth hereinafter; and

WHEREAS, the Board has been authorized to receive the In Lieu Payments in lieu of property taxes by resolutions adopted by the City and the County, acting through their duly elected Council and Commission, respectively, which resolutions delegate to the Board the authority to accept the In Lieu Payments upon compliance with certain terms and conditions, including, without limitation, the requirement that the Board collect and expend such payments in furtherance of the public purposes for which the Board was created; and

WHEREAS, the Company and the Board have agreed that all In Lieu Payments made to the Board by the Company shall be paid to the City of Chattanooga Treasurer (the "Treasurer") and the Trustee, who shall disburse such amounts to the City and the County in accordance with the requirements specified herein; and

WHEREAS, the Board wishes to designate the Assessor as its agent to appraise the Property and assess a percentage of its value in the manner specified herein; and

WHEREAS, the Board wishes to designate the Treasurer and the Trustee as its agents to receive the In Lieu Payments in accordance with the terms of this Agreement;

NOW, THEREFORE, IN CONSIDERATION OF the mutual covenants and agreements set forth herein, the parties hereto agree as follows:

1. Amendment and Restatement of Prior Agreement. That certain Agreement for Payments in Lieu of Ad Valorem Taxes dated as of November 4, 2015 by and among the Board, Company, City, County, Trustee, and William C. Bennett, acting in his capacity as Hamilton County Assessor of Property, as amended (the "Prior Agreement"), is hereby amended in its entirety and restated herein. All provisions of, rights granted and covenants made in the Prior Agreement are hereby waived, released, and superseded in their entirety and shall have no further force or effect.

2. Designation of Assessor; Appraisal and Assessment of Property. The Board hereby designates the Assessor as its agent to appraise and assess the Property. The Assessor shall appraise and assess the Property in accordance with the Constitution and laws of the State of Tennessee as though the Property were subject to property taxes. The Assessor shall give the Treasurer, the Trustee, the Board, and the Company written notice of any changes in appraisals of the Property in the same manner that notices are given to owners of taxable property. The Assessor shall make available to the Board and the Company all records relating to the appraisal and assessment of the Property.

3. Computation and Billing of Payments In Lieu of Taxes. The Board hereby designates the Treasurer and the Trustee and as its agents to compute the amounts of the In Lieu Payments, to receive such payments from the Company and to disburse such payments to the City and the County. On or about October 1 of each year during the term of this Agreement, the Treasurer and the Trustee shall compute the taxes which would be payable on the Property if it were subject to property taxes, in accordance with the Constitution and laws of the State of Tennessee and in accordance with the appraisal and assessment of the Assessor. Each year hereunder, the Treasurer and the Trustee shall send the Board and the Company a bill for appropriate amount of In Lieu Payments (the "Tax Bill").

4. Payments in Lieu of Taxes. After receipt of the Tax Bill, the Company shall pay to the Treasurer and the Trustee the amount indicated on the Tax Bill which amount shall be determined in accordance with the provisions set forth below in Paragraph 5. The In Lieu Payments shall be made by the Company in lieu of the property taxes which would otherwise be payable on the Property if it were subject to property taxes.

5. Amount of Payments by the Company. For the three (3) year period covering and inclusive of years 2017 through 2019, Company shall make In Lieu Payments with respect to the Project in an amount as determined by the Assessor, the Treasurer and the Trustee, equal to the following percentage of the taxes that would have been payable on the Project if it were subject to property taxes for the respective years shown:

Year	City General Fund	County General Fund	County School Fund
2017	0%	0%	100%
2018	25%	25%	100%
2019	40%	40%	100%

For the ten (10) year period covering and inclusive of years 2020 through 2029 (the “Tax Abatement Period”), the Company shall make In Lieu Payments with respect to the Project in an amount, as determined by the Assessor, the Treasurer and the Trustee, equal to the following percentage of the taxes that would have been payable on the Project if it were subject to property taxes for the respective years shown:

Year	City General Fund	County General Fund	County School Fund
2020	50%	50%	100%
2021	50%	50%	100%
2022	50%	50%	100%
2023	50%	50%	100%
2024	50%	50%	100%
2025	50%	50%	100%
2026	50%	50%	100%
2027	50%	50%	100%
2028	50%	50%	100%
2029	50%	50%	100%

For the avoidance of doubt, the parties intend that the Company shall make (i) In Lieu Payments in an amount equal to one hundred percent (100%) of all ad valorem taxes that would be dedicated to the support of the County school system, which the Company and County acknowledge and agree currently equates to 49.64% of the amount of the total County taxes that would have been payable on the Project if it were subject to property taxes (the “School Portion”), and (ii) In Lieu Payments in an amount equal to the above amounts for all other ad valorem taxes of the City and the County, excluding the educational portion of the County ad valorem taxes. The parties acknowledge and agree that the Company has already satisfied the In Lieu Payment requirement for 2017 and 2018.

For any of its portion of the Property other than the Project, the Company shall make In Lieu Payments in an amount, as determined by the Assessor, the Treasurer and the Trustee, equal to one hundred percent (100%) of the amount of taxes that would have been payable on such portion of the Property if it were subject to property taxes, except to the extent that a portion of such Property is subject to another agreement for payments in lieu of taxes with the City, the County and the IDB. For the avoidance of doubt, the parties intend that the reduced In Lieu Payments under this Agreement shall only apply to new investment in the Property that is undertaken pursuant to this Agreement.

For any periods after the Tax Abatement Period that the Property is owned by the Board and leased to the Company, the Company shall make In Lieu Payments in an amount, as determined by the Assessor, the Treasurer and the Trustee, equal to one hundred percent (100%) of the amount of taxes that would have been payable on the Property if it were subject to property taxes, except to the extent that a portion of such Property is subject to another agreement for payments in lieu of taxes with the City, the County and the IDB.

Notwithstanding the above, any amounts assessed as property taxes against the Property shall be credited against any In Lieu Payments due under this Agreement.

6. Penalties and Late Charges. The Company shall make its In Lieu Payments for each year during the term before March 1 of the following year. All In Lieu Payments shall be subject to penalties, late charges, fees and interest charges as follows:

(a) If the Company fails to make its In Lieu Payment when due, and such failure to pay shall continue and not be fully paid within thirty (30) days after written notice of such non-payment has been provided to the Company, then a late charge shall be charged and shall also be immediately due and payable. The late charge shall be in the amount of one and one-half percent (1-1/2%) of the owed amount. Additional late charges of one and one-half percent (1-1/2%) of the amount shall accumulate and become immediately due and payable upon the expiration of each subsequent thirty (30) day period when there remains any outstanding unpaid amount.

(b) If the Company should fail to pay all amounts and late charges due as provided hereinabove, then the Board, the City or the County may bring suit against the Company in the Chancery Court of Hamilton County to seek to recover the In Lieu Payments due, late charges, expenses and costs of collection in addition to reasonable attorneys' fees.

7. Minimum Requirements; Annual Review; Increase in Amount of In Lieu Payments.

(a) Minimum Requirements.

(i) For the purposes of this Section, beginning on January 1, 2020 (the "Determination Date") and ending on December 31, 2022, the "Minimum Job Requirement" equals Three Hundred (300) full-time jobs, and the "Minimum Investment" equals One Hundred Twelve Million Seven Hundred Twenty Thousand Dollars (\$112,720,000.00). Beginning on January 1, 2023 (the "Secondary Determination Date"), the "Minimum Job Requirement" equals Four Hundred Fifty (450) full-time jobs, and the "Minimum Investment" equals One Hundred Sixty Million Seven Hundred Twenty Thousand Dollars (\$160,720,000.00).

- (ii) The Company must meet one hundred percent (100%) of the Minimum Job Requirement by the “Determination Date” and during each calendar year thereafter until the Secondary Determination Date.
- (iii) The Company must meet one hundred percent (100%) of the increased Minimum Job Requirement and the increased Minimum Investment Requirement by the Secondary Determination Date and during each calendar year thereafter during the Tax Abatement Period.
- (iv) In addition, the Related Company must meet one hundred percent (100%) of the “Related Project Minimum Jobs Requirement” equal to One Hundred Nine (109) full-time jobs, and the “Related Project Minimum Investment Requirement” equal to Thirty-one Million Two Hundred Eighty Thousand Dollars (\$31,280,000.00) by the Determination Date as set forth in the Related PILOT Agreement.

(b) Annual Employment Review. If (i) the Company fails to achieve the Minimum Jobs Requirement or (ii) the Related Company fails to achieve the Related Project Minimum Jobs Requirement, during the calendar year in which the Determination Date occurs or in any calendar year thereafter until the end of the Tax Abatement Period, the City and the County reserve the right but are not obligated to increase the amount of the general fund In Lieu Payments applicable to the Project and to the Related Project for the same calendar year in which such failure occurs by a percentage equal to 100% less the “Company’s Job Performance” or the “Related Company’s Job Performance,” as applicable, for such calendar year (the “Job In Lieu Payment Percentage Increase”). The “Company’s Job Performance” or the “Related Company’s Job Performance,” as applicable, for any calendar year means the proportion, expressed as a percentage, that the average number of full-time jobs actually maintained by the Company or the Related Company, as applicable, bears to the Minimum Job Requirement. In no event shall the Company’s annual General Fund In Lieu Payments exceed one hundred percent (100%) of the general fund taxes that would be assessed against the Project if it were subject to general fund taxes.

Example 1:

Total number of full-time jobs as of January 1, 2020 = 310
 Minimum Job Requirement = 300
 No increase in In Lieu Payments for 2020
 (Minimum Job Requirement has been exceeded)

Example 2:

Total number of full-time jobs as of January 1, 2020 = 290

Minimum Job Requirement = 300

Company's Job Performance = 96.67%

Job In Lieu Payment Percentage Increase for 2020 = 3.33%

(In Lieu Payment Percentages for 2020 for City General Fund and County General Fund may each be increased from current requirement of 50% to 53.33%)

Example 3:

Total number of full-time jobs as of January 1, 2023 = 435

Minimum Job Requirement = 450

Company's Job Performance = 96.67%

Job In Lieu Payment Percentage Increase for 2023 = 3.33%

(In Lieu Payment Percentages for 2023 for City General Fund and County General Fund may each be increased from current requirement of 50% to 53.33%)

(c) Annual Investment Review. If (i) the Company fails to achieve the Minimum Investment Requirement or (ii) the Related Company fails to achieve the Related Project Minimum Investment Requirement, during the calendar year in which the Determination Date occurs or in any calendar year thereafter until the end of the Tax Abatement Period, the City and the County reserve the right but are not obligated to increase the amount of the general fund In Lieu Payments applicable to the Project and to the Related Project for the same calendar year in which such failure occurs by a percentage equal to 100% less the "Company's Investment Performance" or the "Related Company's Investment Performance", as applicable, for such calendar year (the "Investment In Lieu Payment Percentage Increase"). The "Company's Investment Performance" or the "Related Company's Investment Performance", as applicable, for any calendar year means the proportion, expressed as a percentage, that the actual aggregate capital investment made by the Company or the Related Company, as applicable, through the end of such calendar year, including all capital investment made in the preceding calendar years in connection with the Project or the Related Company, as applicable, bears to the Minimum Investment Requirement. In no event shall the Company's annual General Fund In Lieu Payments exceed one hundred percent (100%) of the general fund taxes that would be assessed against the Project if it were subject to general fund taxes.

Example 4:

Total amount of capital investment through January 1, 2020 = \$120,000,000

Minimum Investment Requirement = \$112,720,000

No increase in In Lieu Payments for 2020 (Minimum Investment Requirement has been exceeded)

Example 5:

Total amount of capital investment through January 1, 2020 = \$100,000,000

Minimum Investment Requirement = \$112,720,000

Company's Investment Performance = 88.7%

Investment In Lieu Payment Percentage Increase for 2020 = 11.3%

(In Lieu Payment Percentages for 2020 for City General Fund and County General Fund may each be increased from current requirement of 50% to 61.3%)

Example 6:

Total amount of capital investment through January 1, 2023 = \$150,000,000

Minimum Investment Requirement = \$160,720,000

Company's Investment Performance = 93.33%

Investment In Lieu Payment Percentage Increase for 2023 = 6.67%

(In Lieu Payment Percentages for 2023 for City General Fund and County General Fund may each be increased from current requirement of 50% to 56.67%)

Such formula shall be evaluated on an annual basis until the Minimum Investment Requirement has been met or exceeded, whereupon no further evaluations or increase in the amount of the In Lieu Payments pursuant to this Section 7(c) shall occur.

(d) Single Adjustment Regarding Tax Abatement; Issuance of Supplemental Bill to the Company. If both the annual employment review under Section 7(b) and the investment review under Section 7(c) for any calendar year indicate an increase in the In Lieu Payments for the same calendar year in which such failure occurs, and if the City and the County elect to increase the In Lieu Payments for such calendar year, then the City and the County shall determine whether the increase under Section 7(b) or Section 7(c) shall apply, which shall be the sole remedy for a shortfall in the Investment, Jobs and Wage Projection. The increase under Section 7(b) and Section 7(c) shall not be combined. If the City and the County increase the amount of the In Lieu Payments pursuant to the annual employment review under Section 7(b) for any calendar year, then they may not, in the same year, also increase the amount of the In Lieu Payments pursuant to Section 7(c), and vice versa. For example, using Examples 2 and 5 shown above, the City and the County may elect to either (i) increase the amount of the In Lieu Payments to the City General Fund and the County General Fund under Section 7(b) by 3.33% or (ii) increase the amount of the In Lieu Payments to the City General Fund and the County General Fund under Section 7(c) by 11.3%. In accordance with the foregoing and once a determination has been made of the Jobs In Lieu Payment Percentage Increase or the Investment In Lieu Payment Percentage Increase, whichever is determined to be applicable, the Treasurer and the Trustee shall compute the amount of the additional In Lieu Payment resulting therefrom and will issue a supplemental bill to the Company for that payment.

(e) Credit for Related Project "Excess" Minimum Job Requirement and/or Minimum Investment Requirement. For each calendar year, prior to increasing the In Lieu Payments arising from the Company's failure to meet the Minimum Job Requirement or the Minimum Investment Requirement, there shall be added to the Company's job or investment

figures for the same calendar year the amount, if any, by which the Related Company's "Total number of full-time jobs as of January 1" or "Total amount of capital investment through January 1" exceed the Related Company's Minimum Job Requirement or Minimum Investment Requirement calculated pursuant to the Related PILOT Agreement. The combined number of the Company's and the Related Company's "excess" full-time jobs as of January 1 shall be the number used for the purpose of determining whether the Company has met the Minimum Job Requirement for that calendar year. The same procedure shall be followed with respect to the "excess" amount above the Related Company's Minimum Investment Requirements for the same calendar year. The purpose of this Section 7(e) shall be to treat the Project and the Related Project as a single facility for the purpose of measuring whether the combined Minimum Job Requirement and/or the combined Minimum Investment Requirement has been satisfied for each calendar year.

(f) Project Closure. In the event the Project or the Related Project closes or moves from the County during or before the Tax Abatement Period, the City and the County reserve the right to immediately terminate the tax abatements provided by this Agreement and require the partial repayment of amounts that would have been payable on the Property during or before the Tax Abatement Period as if it were subject to property taxes. The provisions of this subsection (f) shall be the sole remedy for a closure or relocation of the Project or the Related Project.

8. Disbursements by the Treasurer and Trustee. All sums received by the Treasurer pursuant to Paragraph 3 for the benefit of the City general fund shall be disbursed to the general funds of the City in accordance with this paragraph and in accordance with the normal requirements of law governing the settlement and paying over of taxes to counties and municipalities. All sums received by the Trustee pursuant to Paragraph 3 for the benefit of the County general fund shall be disbursed to the general fund of the County in accordance with this paragraph and in accordance with the normal requirements of law governing the settlement and paying over of taxes to counties and municipalities. All such sums received by the Treasurer shall be placed into an account for the use and benefit of the City. All such sums received by the Trustee shall be divided into an account for the use and benefit of the County. The account for the use and benefit of the City shall be funded with the proportionate amount to which the In Lieu Payments are attributable to property taxes which would otherwise be owed to the City, and the account for the use and benefit of the County shall be funded with the proportionate amount to which the In Lieu Payments are attributable to property taxes which would otherwise be owed to the County. All sums received by the Trustee pursuant to Paragraph 3 for the benefit of the County school system shall be disbursed to the County and thereafter deposited into an account for the educational use and benefit of the County schools. The parties acknowledge and agree that all disbursements to the City and County pursuant to this Agreement are in furtherance of the Board's purposes as set forth in Tennessee Code Annotated § 7-53-305.

9. Economic Development Lease Payment

(a) City of Chattanooga. For each calendar year beginning with 2017 in which the In Lieu Payment Percentage as to the City General Fund (see chart in Section 5) is less than 100%, an economic development lease payment (an "Economic Development Payment") equal to 15% of the City property taxes that would otherwise be payable for such year

on the Project if it were subject to property taxes as calculated by the Treasurer pursuant to Section 3 above shall be computed and collected by the Treasurer; provided, however, in no event shall the total of the Company's annual City General Fund In Lieu Payments plus the Economic Development Payment to the City exceed one hundred percent (100%) of City general fund taxes that would be assessed against the Project if it were subject to general fund taxes. Beginning in 2017, this Economic Development Payment will be paid for each year that the Property is owned by the Board through and including 2029 if the In Lieu Payment Percentage as to the City General Fund (see chart in Section 5) for such calendar year is less than 100%. If the Board's ownership ceases during any calendar year, then that year's Economic Development Payment will be prorated. The Treasurer shall add the Economic Development Payment as a separate line item on the Tax Bill, and the Company shall pay the Economic Development Payment for each such year during the term before March 1 of the following year. Any failure to pay the Economic Development Payment on or before March 1 shall result in penalties and late charges calculated in the same manner as penalties and late charges are calculated for In Lieu Payments under this Agreement.

The Treasurer shall disburse the City's Economic Development Payment to the City of Chattanooga's Industrial Development Board. The City of Chattanooga's Industrial Development Board shall hold such funds to be used for economic development purposes, as directed by the Mayor of the City.

The parties acknowledge and agree that the Company has already satisfied the Economic Development Payment to the City for 2017 and 2018.

(b) Hamilton County. For each calendar year beginning with 2017 in which the In Lieu Payment Percentage as to the County General Fund (see chart in Section 5) is less than 100%, an Economic Development Payment to the County equal to 12.53% of the total of the County general fund property taxes and the County school fund property taxes that would otherwise be payable for such year on the Project if it were subject to property taxes as calculated by the Trustee pursuant to Section 3 above, shall be computed and collected by the Trustee; provided, however, in no event shall the total of the Company's annual County General Fund In Lieu Payments plus the Economic Development Payment to the County exceed one hundred percent (100%) of the County general fund taxes that would be assessed against the Project if it were subject to general fund taxes. Beginning in 2017, this Economic Development Payment will be paid for each year that the Property is owned by the Board through and including 2029 if the In Lieu Payment Percentage as to the County General Fund (see chart in Section 5) for such calendar year is less than 100%. If the Board's ownership ceases during any calendar year, then that year's Economic Development Payment will be prorated. The Trustee shall add the Economic Development Payment as a separate line item on the Tax Bill, and the Company shall pay the Economic Development Payment for each such year during the term before March 1 of the following year. Any failure to pay the Economic Development Payment on or before March 1 shall result in penalties and late charges calculated in the same manner as penalties and late charges are calculated for In Lieu Payments under this Agreement.

The Trustee shall not deduct any part of the Economic Development Payment from the School Portion of the In Lieu Payments. The Trustee shall disburse the

County's Economic Development Payment to the County, and the County shall hold such funds to be used for economic development purposes as directed by the Mayor of the County.

The parties acknowledge and agree that the Company has already satisfied the Economic Development Payment to the County for 2017 and 2018.

10. Contest by the Company. The Company shall each have the right to contest the appraisal or assessment of the Property by the Assessor, the computation by the Treasurer and the Trustee of the amount of the In Lieu Payment and the calculation of the Economic Development Payments. If the Company contests any such appraisal or assessment, then it shall present evidence to the Assessor in favor of its position. If the In Lieu Payments, or the Economic Development Payments, as applicable, being contested shall be or become due and payable, the Company shall make such payments under protest. The Company and the Assessor, the Treasurer or the Trustee, as the case may be, shall negotiate in good faith for a period not to exceed sixty (60) days to resolve any disputes as to appraisal, assessment or computation of the In Lieu Payment or the Economic Development Payments, as applicable. If the Company and the Assessor, the Treasurer or the Trustee, as the case may be, are unable to resolve a dispute, then the Company may file suit in the Chancery Court of Hamilton County to ask that the provisions of this Agreement, including those covering appraisal, assessment and computation, be construed or applied to the relevant facts by the Chancery Court in order to resolve such dispute.

11. Lien on the Property. Any amounts which remain payable under this Agreement shall become a lien on the Property, and such lien shall be enforceable against the Property in the event that any payment owing hereunder is not timely made in accordance with this Agreement.

12. Term. This Agreement became effective on November 4, 2015 and shall continue for so long as the Board holds title to any of the Property and leases such property to the Company or the Company has made all payments required hereunder, whichever shall later occur.

13. Leasehold Taxation. The Board, the City, the County, the Treasurer, the Trustee and the Assessor acknowledge and agree that the Company's personal property leasehold interest in the Personal Property under the Leases shall not be subject to assessment for ad valorem tax purposes. The Board, the City, the County, the Treasurer, the Trustee and the Assessor further acknowledge and agree that the Company's real property leasehold interests in the Real Property Improvements under the Leases is not expected to be subject to assessment for ad valorem tax purposes, as all amounts paid by the Company, including without limitation, rent under the Leases, costs for maintenance, insurance, utilities, infrastructure, site preparation, acquisition, construction, and other costs for or in connection with the Project, cost of capital for or in connection with the Project, and obligations of the Company under the Leases would, at the present time, be considered as rent payable under the Leases for purposes of determining the Company's leasehold interests. As a result, the actual or imputed rent for the real property portion of the Property is expected to equal or exceed the fair market rent for purposes of Tenn. Code Ann. § 67-5-605. If the leasehold interest of the Company in the Property should be subject to ad valorem taxation for any year hereunder, then any amounts assessed as taxes

thereon shall be credited against any In Lieu of Tax Payments and Economic Development Payments paid under this Agreement and carried forward from year to year until fully utilized. Additionally, in the event the Company determines, in the exercise of reasonable discretion, that there is a possibility, notwithstanding the foregoing agreement, of a positive taxable leasehold interest in the Property, the Company shall have the continuing option to require the Board take all reasonable steps, at no additional cost to the Board, to restructure this Agreement and the related Lease to eliminate the positive leasehold value and to deliver the same economic benefit to the Company as is contemplated under this Agreement without the imposition of any ad valorem taxes on such leasehold value. Such options may include, but are not limited to, an arrangement by which the Board issues and the Company purchases industrial revenue bonds to finance all or a portion of the Property, provided that such bonds shall be limited obligations of the Board and non-recourse to the City and the County.

14. Notices, etc. All notices and other communications provided for hereunder shall be written (including facsimile transmission and telex), and mailed or sent via facsimile transmission or delivered addressed as follows:

Board	Ross I. Schram III Baker, Donelson, Bearman, Caldwell & Berkowitz 633 Chestnut Street Suite 1900 Chattanooga, Tennessee 37450
The City:	Phillip A. Noblett City Attorney City of Chattanooga Suite 200, 100 E. 11 th Street Chattanooga, Tennessee 37402
The County:	Rheubin M. Taylor County Attorney Hamilton County Government Room 204, County Courthouse Chattanooga, Tennessee 37402
With a Copy to:	Miller & Martin PLLC 832 Georgia Avenue Suite 1000, Volunteer Building Chattanooga, Tennessee 37402 Attention: Evan Allison
Company:	Gestamp North America, Inc. 2701 Troy Center Drive, Suite 150 Troy, Michigan 48084 Attn: James Barry

With a Copy to:	Gestamp Chattanooga, LLC 3063 Hickory Valley Road Chattanooga, Tennessee 37421 Attn: Corey Jahn
With a Copy to:	Baker, Donelson, Bearman, Caldwell & Berkowitz 633 Chestnut Street Suite 1900 Chattanooga, Tennessee 37450 Attn: Pete Ezell & Evan Sharber
The Assessor	Hamilton County Assessor of Property Hamilton County Courthouse Chattanooga, Tennessee 37402
The Treasurer:	City of Chattanooga Treasurer 101 East 11 th Street Chattanooga, TN 37402
The Trustee	Hamilton County Trustee Hamilton County Courthouse Chattanooga, Tennessee 37402

Any such person may, by notice given hereunder, designate any further or different addresses to which subsequent notices, certificates or other communication shall be sent. All such notices and communications shall, when mailed by registered and certified mail, return receipt requested, Express Mail, or facsimile, be effective when deposited in the mails or if sent upon facsimile transmission, confirmed electronically, respectively, addressed as aforesaid.

15. No Waiver; Remedies. No failure on the part of any party hereto, and no delay in exercising any right under this Agreement shall operate as a waiver thereof; nor shall any single or partial exercise of any right under this Agreement preclude any other or further exercise thereof or the exercise of any other right. The remedies provided in this Agreement are cumulative and are not exclusive of any remedies provided by law.

16. Severability. In the event that any clause or provision of this Agreement shall be held to be invalid by any court or jurisdiction, the invalidity of any such clause or provision shall not affect any of the remaining provisions of this Agreement.

17. No Liability of Board's Officers. No recourse under or upon any obligation, covenant or agreement contained in this Agreement shall be had against any incorporator, member, director or officer, as such, of the Board, whether past, present or future, either directly or through the Board. Any and all personal liability of every nature, whether at common law or in equity, or by statute or by constitution or otherwise, of any such incorporator, member, director or officer, as such, is hereby expressly waived and released as a condition of and consideration for the execution of this Agreement.

18. Binding Effect. This Agreement shall be binding upon and inure to the benefit of each of the parties and signatories hereto and to their respective successors and assigns.

19. Governing Law. The Agreement shall be governed by, and construed in accordance with, the laws of the State of Tennessee.

20. Amendments. This Agreement may be amended only in writing, signed by each of the parties hereto, except that the Treasurer, the Trustee and the Assessor shall not be required to join in amendments unless such amendments affect their respective duties hereunder.

21. Annual Report. On or before January 31 of each year this Agreement is in effect, the Company shall provide a report to the Mayor of the City and the Mayor of the County summarizing its investment in the Property and the development and operation of the Project for purposes of analyzing the Company's progress in achieving the Investment, Jobs and Wage Projection. An independent audit of the annual report may occur, but no more than once annually, if requested by the City or County during any calendar year of the PILOT agreement. The party requesting the audit will bear the expense of the audit unless the audit reveals that the jobs and capital investment stated in the report are more than 10% less than the actual jobs and capital investment as shown by the audit, in which case the Company shall bear the expense of the audit.

22. Stormwater Fees. The Company shall be responsible for all stormwater fees assessed by the City against the Property.

[Signature Pages Follow]

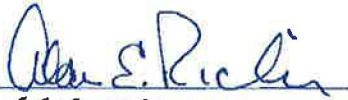
[The Industrial Development Board of the County of Hamilton, Tennessee - Signature Page
to Amended and Restated Agreement for Payments in Lieu of Ad Valorem Taxes]

IN WITNESS WHEREOF, The Industrial Development Board of the County of Hamilton, Tennessee has executed this Agreement as of the day and date first above written.

ATTEST:

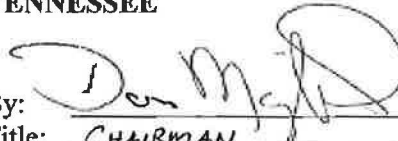
**THE INDUSTRIAL DEVELOPMENT BOARD
OF THE COUNTY OF HAMILTON,
TENNESSEE**

By:



Title: SECRETARY

By:



Title: CHAIRMAN

[Gestamp Chattanooga, LLC - Signature Page to Amended and Restated Agreement for Payments in Lieu of Ad Valorem Taxes]

IN WITNESS WHEREOF, Gestamp Chattanooga, LLC has executed this Agreement as of the day and date first above written.

GESTAMP CHATTANOOGA, LLC,
a Delaware limited liability company

By: 

Name: Francisco José Riberas Mera

Title: Chairman

[City of Chattanooga, Tennessee - Signature Page to Amended and Restated Agreement for
Payments in Lieu of Ad Valorem Taxes]

IN WITNESS WHEREOF, the City of Chattanooga, Tennessee has executed this Agreement as of the day and date first above written.

CITY OF CHATTANOOGA, TENNESSEE

By:

Mayor



[Hamilton County, Tennessee - Signature Page to Amended and Restated Agreement for Payments in
Lieu of Ad Valorem Taxes]

IN WITNESS WHEREOF, Hamilton County, Tennessee, the Hamilton County Trustee
and the Hamilton County Tax Assessor have executed this Agreement as of the day and date first
above written.

HAMILTON COUNTY, TENNESSEE

By: 
County Mayor

WILLIAM F. HULLANDER

By: 
Hamilton County Trustee

MARTY HAYNES

By: 
Hamilton County Assessor of Property

EXHIBIT "A"
TO PILOT AGREEMENT

LAND

Tract 19-B

Tract 19-B, Enterprise South Industrial Park, West Campus, as shown by revised plat of Tracts 19-A and 19-B prepared by Barge, Waggoner, Sumner and Cannon, Inc. dated September 30, 2015 of record in Plat Book 103, Page 34, in the Register's Office of Hamilton County, Tennessee, and being more particularly described as follows:

COMMENCING at a point located on the Western margin of Hickory Valley Road, said point marks the Southeast corner of Tract 19-A and is located at Tennessee State Grid Coordinates of North=270,529.5857 and East=2,221,046.8182, no datum adjustment applied, coordinates based on the City of Chattanooga-Hamilton County Monument Network System (CHAM System), all bearings are based on said system, all distances are horizontal ground;

THENCE North 80 degrees, 28 minutes, 25 seconds West a distance of 160.92 feet along the Southern boundary of Tract 19-B to the POINT OF BEGINNING;

THENCE North 80 degrees, 28 minutes, 25 seconds West a distance of 746.34 feet to a point;

THENCE North 07 degrees, 30 minutes, 17 seconds East a distance of 981.42 feet to a point;

THENCE North 00 degrees, 45 minutes, 53 seconds West a distance of 166.05 feet to the point of curvature;

THENCE with a curve to the right (clockwise) an arc distance of 476.69 feet, having a radius of 690.00 feet, a delta angle of 39 degrees, 35 minutes, 00 seconds and a chord of North 41 degrees, 06 minutes, 23 seconds East a distance of 467.27 feet to a point on the Southern boundary of Tract 19-C;

THENCE with a curve to the left (counter clockwise) along the Southern boundary of Tract 19-C an arc distance of 241.37 feet, having a radius of 1954.00 feet, a delta angle of 07 degrees, 04 minutes, 39 seconds and a chord of South 64 degrees, 55 minutes, 47 seconds East a distance of 241.21 feet to the point of tangency;

THENCE South 68 degrees, 28 minutes, 06 seconds East a distance of 740.97 feet along the Southern boundary of Tract 19-C to the point of curvature;

THENCE with a curve to the right (clockwise) an arc distance of 39.86 feet, having a radius of 25.00 feet, a delta angle of 91 degrees, 21 minutes, 25 seconds and a chord of South 22 degrees, 47 minutes, 24 seconds East a distance of 35.77 feet to a point located on the Western margin of Hickory Valley Road;

THENCE with a curve to the left (counter clockwise) along the Western margin of Hickory Valley Road an arc distance of 294.03 feet, having a radius of 4443.08 feet, a delta angle of 03 degrees, 47 minutes, 30 seconds and a chord of South 20 degrees, 59 minutes, 33 seconds West a distance of 293.97 feet to the point of tangency;

THENCE South 19 degrees, 05 minutes, 49 seconds West a distance of 98.39 feet along the Western margin of Hickory Valley Road to a point which marks the Northeast corner of the cemetery;

THENCE North 70 degrees, 37 minutes, 36 seconds West a distance of 32.28 feet along the Northern boundary of the cemetery to a point;

THENCE South 23 degrees, 05 minutes, 27 seconds West a distance of 71.72 feet along the Western boundary of the cemetery to a point which marks the Southwest corner of the cemetery;

THENCE North 67 degrees, 44 minutes, 19 seconds West a distance of 8.22 feet to a point;

THENCE North 09 degrees, 31 minutes, 35 seconds East a distance of 342.35 feet to a point;

THENCE North 80 degrees, 28 minutes, 25 seconds West a distance of 582.50 feet to a point;

THENCE South 09 degrees, 29 minutes, 21 seconds West a distance of 444.49 feet to a point;

THENCE South 80 degrees, 30 minutes, 39 seconds East a distance of 89.86 feet to a point;

THENCE South 09 degrees, 29 minutes, 21 seconds West a distance of 553.36 feet to a point;

THENCE South 80 degrees, 30 minutes, 39 seconds East a distance of 90.01 feet to a point;

THENCE North 09 degrees, 29 minutes, 21 seconds East a distance of 101.00 feet to a point;

THENCE South 80 degrees, 30 minutes, 39 seconds East a distance of 122.96 feet to a point;

THENCE South 09 degrees, 29 minutes, 21 seconds West a distance of 291.45 feet to the POINT OF BEGINNING.

Together with Reciprocal Easement and Party Wall Agreement between Fairways Chattanooga, LLC, a Texas limited liability company, Gestamp Chattanooga, LLC, a Delaware limited liability company, and The Industrial Development Board of the County of Hamilton, Tennessee, dated as of November 4, 2015 and recorded in Book 10608, Page 332, in the Register's Office of Hamilton County, Tennessee.

Said Tract 19-B herein described contains 22.450 acres, more or less, as shown on map of survey prepared by Barge, Waggoner, Sumner and Cannon, Inc. entitled "ALTA/ACSM Land Title Survey" having project number 36127-00 and dated October 22, 2015.

Tract 19-C

Tract 19-C, Enterprise South Industrial Park, West Campus, as shown by revised plat of Tracts 19-C and 19-D prepared by Barge, Waggoner, Sumner and Cannon, Inc. dated September 30, 2015 of record in Plat Book 103, Page 32, in the Register's Office of Hamilton County, Tennessee, and being more particularly described as follows:

BEGINNING at a point which marks the Northeast corner of Tract 19-C, said point is located on the Western margin of Hickory Valley Road at Tennessee State Grid coordinates of North=272,187.1000 and East=2,221,691.8989, coordinates based on the City of Chattanooga-Hamilton County Monument Network System (CHAM System) North American Datum 1983 (NAD 83), no datum adjustment applied to coordinates, all bearings are based on said system, all distances are horizontal ground;

THENCE South 23 degrees, 39 minutes, 39 seconds West a distance of 402.16 feet along the Western margin of Hickory Valley Road to the point of curvature;

THENCE with a curve to the left (counter clockwise) along the Western margin of Hickory Valley Road an arc distance of 59.88 feet, having a radius of 4443.08 feet, a delta angle of 00 degrees, 46 minutes, 20 seconds and a chord of South 23 degrees, 16 minutes, 29 seconds West a distance of 59.88 feet to a point;

THENCE with a curve to the left (counter clockwise) an arc distance of 39.86 feet, having a radius of 25.00 feet, a delta angle of 91 degrees, 21 minutes, 25 seconds and a chord of North 22 degrees, 47 minutes, 24 seconds West a distance of 35.77 feet to the point of tangency;

THENCE North 68 degrees, 28 minutes, 06 seconds West a distance of 740.97 feet to the point of curvature;

THENCE with a curve to the right (clockwise) an arc distance of 241.37 feet, having a radius of 1954.00 feet, a delta angle of 07 degrees, 04 minutes, 39 seconds and a chord of North 64 degrees, 55 minutes, 47 seconds West a distance of 241.21 feet to a point;

THENCE North 62 degrees, 42 minutes, 44 seconds East a distance of 112.40 feet to a point;

THENCE South 80 degrees, 46 minutes, 20 seconds East a distance of 404.37 feet to a point;

THENCE North 50 degrees, 13 minutes, 45 seconds East a distance of 121.11 feet to a point;

THENCE South 80 degrees, 19 minutes, 17 seconds East a distance of 160.37 feet to a point;

THENCE South 87 degrees, 56 minutes, 47 seconds East a distance of 294.07 feet to a point;

THENCE South 80 degrees, 32 minutes, 16 seconds East a distance of 63.45 feet to the POINT OF BEGINNING.

SUBJECT to an access easement for the benefit of Tract 19-A, Tract 19-B, the City of Chattanooga and Hamilton County, Tennessee, acting for the Hamilton County Railroad Authority.

Said Tract 19-C herein described contains 5.706 acres, more or less, as shown on map of survey prepared by Barge, Waggoner, Sumner and Cannon, Inc. entitled "ALTA/ACSM Land Title Survey" having project number 36127-00 and dated October 22, 2015.

Tract 19-D

Tract 19-D, Enterprise South Industrial Park, West Campus, as shown by revised plat of Tracts 19-C and 19-D prepared by Barge, Waggoner, Sumner and Cannon, Inc. dated September 30, 2015 of record in Plat Book 103, Page 32, in the Register's Office of Hamilton County, Tennessee, and being more particularly described as follows:

COMMENCING at a point where the Western margin of Hickory Valley Road and the Northern margin of Bonny Oaks Drive intersect, said point also marks the Southeast corner of Tract 16, Enterprise South Industrial Park as shown on plat of record in Plat Book 81, Page 67, R.O.H.C.;

THENCE North 70 degrees, 23 minutes, 33 seconds West a distance of 143.95 feet along the Northern margin of Bonny Oaks Drive to the POINT OF BEGINNING located at Tennessee State Grid coordinates of North=269,925.0537 and East=2,220,755.8816, coordinates based on the City of Chattanooga-Hamilton County Monument Network System (CHAM System) North American Datum 1983 (NAD 83) no datum adjustment applied to coordinates, all bearings are based on said system, all distances are horizontal ground;

THENCE North 70 degrees, 23 minutes, 33 seconds West a distance of 306.08 feet along the Northern Margin of Bonny Oaks Drive to a point;

THENCE South 19 degrees, 36 minutes, 29 seconds West a distance of 10.00 feet to a point;

THENCE North 70 degrees, 23 minutes, 33 seconds West a distance of 476.51 feet Northern Margin of Bonny Oaks Drive to a point;

THENCE North 08 degrees, 02 minutes, 39 seconds East a distance of 119.54 feet to a point;

THENCE North 16 degrees, 50 minutes, 20 seconds East a distance of 78.76 feet to a point;

THENCE North 21 degrees, 48 minutes, 03 seconds East a distance of 227.49 feet to a point;

THENCE North 07 degrees, 30 minutes, 17 seconds East a distance of 62.35 feet to a point;

THENCE North 23 degrees, 17 minutes, 20 seconds East a distance of 36.02 feet to a point located on the Southern boundary of Tract 19-B;

THENCE South 80 degrees, 28 minutes, 25 seconds East a distance of 485.20 feet along the Southern boundary of Tract 19-B to a point which marks the Northwest corner of Tract 13, Enterprise South Industrial Park as shown on plat of record in Plat Book 81, Page 67, R.O.H.C.;

THENCE South 15 degrees, 38 minutes, 32 seconds West a distance of 80.85 feet along the Western boundary of Tract 13 to a point;

THENCE South 12 degrees, 15 minutes, 53 seconds West a distance of 219.90 feet along the Western boundary of Tract 13 to a point which marks the Southwest corner of Tract 13;

THENCE South 80 degrees, 00 minutes, 54 seconds East a distance of 427.00 feet along the Southern boundary of Tract 13 to a point located on the Western margin of Hickory Valley Road;

THENCE South 10 degrees, 14 minutes, 31 seconds West a distance of 165.70 feet along the Western margin of Hickory Valley Road to a point which marks the Northeast corner of Tract 16;

THENCE North 87 degrees, 04 minutes, 05 seconds West a distance of 90.18 feet along the Northern boundary of Tract 16 to a point;

THENCE South 58 degrees, 56 minutes, 50 seconds West a distance of 97.55 feet along the Northwestern boundary of Tract 16 to a point;

THENCE South 18 degrees, 54 minutes, 02 seconds West a distance of 102.76 feet along the Western boundary of Tract 16 to the POINT OF BEGINNING.

Said Tract 19-D herein described contains 9.222 acres, more or less, as shown on map of survey prepared by Barge, Waggoner, Sumner and Cannon, Inc. entitled "ALTA/ACSM Land Title Survey" having project number 36127-00 and dated October 22, 2015.

Jersey Pike Tract

Land in Hamilton County, Tennessee, being Tract 1 and Tract 2, on the Final Plat, Candyland Park, of record in Plat Book 26, Page 192, said Register's Office of Hamilton County, Tennessee, to which plat reference is hereby made for a more complete description and being more particularly described by metes and bounds as follows:

Tract One (1): Beginning at the center of Section Five (5), Township Six (6), South, Range Three (3), West, which point is also in the center line of Jersey Pike; thence South sixty-five (65) degrees thirteen (13) minutes East along the center of Section (5), a distance of two hundred forty-three and forty-seven hundredths (243.47) feet to a point; thence turning an angle to the right of sixty-five (65) degrees twenty-five (25) minutes and along a line bearing South no (0) degrees twelve (12) minutes West a distance of one thousand sixty-three and thirty-two hundredths (1,063.32) feet to a point; thence North eighty-nine (89) degrees forty-nine (49) minutes West a distance of seven hundred thirty-one and twenty-nine hundredths (731.29) feet to a point in the center line of Jersey Pike; thence along the center line of Jersey Pike North twenty-three (23) degrees fifty-one (51) minutes East a distance of twelve hundred seventy-one and thirty-six hundredths (1,271.36) feet to the point of beginning, containing twelve and forty-eight hundredths (12.48) acres, more or less.

Excepting that part lying within the bounds of Jersey Pike.

Tract Two (2): Beginning at a point two hundred forty-three and forty-seven hundredths (243.47) feet measured South sixty-five (65) degrees thirteen (13) minutes East from the center of Section Five (5), Township Six (6), South, Range Three (3), West, which is also in the center line of Jersey Pike; thence South sixty-five (65) degrees thirteen (13) minutes East along the center of Section Five (5) a distance of eight hundred eighty-nine and eighty-five hundredths (889.95) feet to a point in the East line of proposed Highway No. 153 freeway; thence South seventeen (17) degrees thirty-three (33) minutes East along the West line of said freeway eighty-five (85) feet Westwardly from and parallel to the center line thereof, a distance of four hundred ninety-five and sixty-four hundredths (495.64) feet to a point; thence Eastwardly a right angles five (5) feet to a point eighty (80) feet Westwardly at right angles from a point in said center line of proposed freeway; thence South seventeen (17) degrees thirty-three (33) minutes East along the West line of said freeway a distance of two hundred thirty-three and forty-one hundredths (233.41) feet to a point; thence North eighty-nine (89) degrees forty-nine (49) minutes West a distance of one thousand thirty-six and thirty-two hundredths (1,036.32) feet to a point; thence North no (0) degrees twelve (12) minutes East a distance of one thousand sixty-three and thirty-two hundredths (1,063.32) feet to the point of beginning, containing eighteen and ten hundredths (18.10) acres, more or less.

Less and Except that portion of property out-conveyed or record in Book 8413, Page 842, said Register's Office.

Together with that certain Easement Agreement for Ingress and Egress of record in Book 8413, Page 847, said Register's Office.

Such property being also described as follows:

Located in the City of Chattanooga of Hamilton County, Tennessee, being Tract 1 and Tract 2, as described in Deed Book 8522, Page 662, in the Register's Office of Hamilton County, Tennessee being more particularly described as follows:

Beginning at a 5/8" rebar on the eastern right of way line of Jersey Pike (25' from centerline), said rebar being the southwest corner of the property conveyed to Wrigley Manufacturing Co. LLC, as described in Deed Book 8195, Page 632, in the Register's Office of Hamilton County; thence along the eastern right of way line of Jersey Pike the following courses and distances: North 23 degrees 50 minutes 46 seconds East 1,249.81 feet to a 5/8" rebar, South 70 degrees 18 minutes 14 seconds East 22.48 feet to a concrete monument, North 23 degrees 50 minutes 46 seconds East 8.35 feet to a 5/8" rebar on the southern right of way line of Old Shallowford Road (25' right of way); thence along the southern right of way line of Old Shallowford Road, South 65 degrees 13 minutes 00 seconds East 844.83 feet to a 5/8" rebar on the western terminus of the abandoned portion of Old Shallowford Road (abandoned by Ordinance No. 6991); thence North 24 degrees minutes 00 seconds East 12.50 feet to the center line of said abandoned road; thence along the centerline of said abandoned road, South 65 degrees 13 minutes 00 seconds East 230.00 feet to a 5/8" rebar on the western right of way line of Tennessee State Highway No. 153 (85' from centerline); thence along the western right of way line of Tennessee State Highway No. 153 the following courses and distances: South 17 degrees 31 minutes 26 seconds East 512.50 feet to a 5/8" rebar, North 72 degrees 27 minutes 00 seconds East 5.00 feet to a concrete monument, South 17 degrees 33 minutes 00 seconds East 117.04 feet to the northeast corner of the Lot 1, Brock Candy Subdivision, Plat Book 86, Page 40, in the Register's Office of Hamilton County, Tennessee; thence along the northern line of said Lot 1, South 52 degrees 47 minutes 41 seconds West 182.20 feet to a point; thence North 89 degrees 49 minutes 00 seconds West 1,560.15 feet to the point of beginning, containing 29.69 acres more or less, all as shown on survey by Hopkins Surveying Group, Drawing Number 2015-186-3, dated September 2, 2015.

Being the same property conveyed to Gestamp Chattanooga, LLC by deeds of record in Book 10567, Page 796 and Book 10567, Page 802, Register's Office of Hamilton County, Tennessee.

EXHIBIT "A-1"
TO PILOT AGREEMENT

EXISTING PROPERTY

Tract 19-A, Enterprise South Industrial Park, West Campus, as shown by revised plat of Tracts 19-A and 19-B prepared by Barge, Waggoner, Sumner and Cannon, Inc. dated September 30, 2015 of record in Plat Book 103, Page 34, in the Register's Office of Hamilton County, Tennessee, and being more particularly described as follows:

BEGINNING at a point located on the Western margin of Hickory Valley Road which marks the Southeast corner of Tract 19-A, said point is located at Tennessee State Grid Coordinates of North = 270,529.5857 and East=2,221,046.8182, no datum adjustment applied, coordinates based on the City of Chattanooga-Hamilton County Monument Network System (CHAM System) North American Datum 1983 (NAD 83) all bearings are based on said system, all distances are horizontal ground:

THENCE North 80 degrees, 28 minutes, 25 seconds West a distance of 160.92 feet to a point;

THENCE North 09 degrees, 29 minutes, 21 seconds East a distance of 291.45 feet to a point;

THENCE North 80 degrees, 30 minutes, 39 seconds West a distance of 122.96 feet to a point;

THENCE South 09 degrees, 29 minutes, 21 seconds West a distance of 101.00 feet to a point;

THENCE North 80 degrees, 30 minutes, 39 seconds West a distance of 90.01 feet to a point;

THENCE North 09 degrees, 29 minutes, 21 seconds East a distance of 553.36 feet to a point;

THENCE North 80 degrees, 30 minutes, 39 seconds West a distance of 89.86 feet to a point;

THENCE North 09 degrees, 29 minutes, 21 seconds East a distance of 444.49 feet to a point;

THENCE South 80 degrees, 28 minutes, 25 seconds East a distance of 582.50 feet to a point;

THENCE South 09 degrees, 31 minutes, 35 seconds West a distance of 342.35 feet to a point;

THENCE South 67 degrees, 44 minutes, 19 seconds East a distance of 41.10 feet to a point located on the Western margin of Hickory Valley Road;

THENCE South 23 degrees, 47 minutes, 25 seconds West a distance of 527.96 feet along the Western margin of Hickory Valley Road to a point;

THENCE South 17 degrees, 59 minutes, 10 seconds West a distance of 135.80 feet along the Western margin of Hickory Valley Road to a point;

THENCE South 12 degrees, 24 minutes, 49 seconds West a distance of 146.10 feet along the Western margin of Hickory Valley Road to a point;

THENCE South 10 degrees, 21 minutes, 21 seconds West a distance of 44.78 feet along the Western margin of Hickory Valley Road to the POINT OF BEGINNING.

Said Tract 19-A herein described contains 12.028 acres, more or less, as shown on drawing prepared by Barge, Waggoner, Sumner and Cannon, Inc. having project number 36127-00.

EXHIBIT "B"
TO PILOT AGREEMENT

PERSONAL PROPERTY

During or before the Tax Abatement Period, the Project shall include all machinery, equipment and other tangible personal property that is or was installed or otherwise located on or about or used in connection with the real property described in Exhibit A attached to this Agreement between January 1, 2017 and January 1, 2029, together with replacements thereof and substitutions therefor, in connection with the Company's operations on such property.

**AMENDMENT TO AGREEMENT FOR PAYMENTS IN LIEU
OF AD VALOREM TAXES**

THIS AMENDMENT TO AGREEMENT FOR PAYMENTS IN LIEU OF AD VALOREM TAXES (the "Amendment") is made and entered into as of December 12, 2019, by and among THE INDUSTRIAL DEVELOPMENT BOARD OF THE COUNTY OF HAMILTON, TENNESSEE (the "Board"); GESTAMP CHATTANOOGA II, LLC, a Delaware limited liability company that is authorized to do business in Tennessee (the "Company"); the CITY OF CHATTANOOGA, TENNESSEE (the "City"); and HAMILTON COUNTY, TENNESSEE (the "County").

WITNESSETH:

WHEREAS, the Board, the Company, the City and the County are parties to that certain Agreement for Payments in Lieu of Ad Valorem Taxes dated as of December 15, 2015 (the "PILOT Agreement"); and

WHEREAS, pursuant to the PILOT Agreement, the Company makes certain payments in lieu of ad valorem taxes (the "In Lieu Payments") with respect to the Property (as that term is defined in the PILOT Agreement); and

WHEREAS, Gestamp Chattanooga, LLC, a Delaware limited liability company ("Related Company"), an entity related to the Company, is considering making an additional investment of Forty-eight Million Dollars (\$48,000,000.00) in the Related Project (as that term is defined in the PILOT Agreement), resulting in the creation of at least an additional One Hundred Fifty (150) full-time jobs (the "Additional Investment");

WHEREAS, in connection with the Additional Investment, the Related PILOT Agreement (as that term is defined in the PILOT Agreement) is being amended to include an additional period of in lieu payments for the Related Company; and

WHEREAS, in connection with the Additional Investment and amendment to the Related PILOT Agreement, the Board, the Company, the City and the County desire to amend the PILOT Agreement to extend the term of In Lieu Payments by three (3) years and to reflect the updated job and investment performance requirements for the Related Company; and

NOW, THEREFORE, IN CONSIDERATION OF the premises and the mutual covenants set forth herein, the parties agree as follows:

1. Amendments to PILOT Agreement. The PILOT Agreement is hereby amended as follows:

a. The opening sentence of Section 4 is stricken and replaced with the following:

For the thirteen (13) year period covering and inclusive of the years 2017 through 2029 (the "Tax Abatement Period"), the Company shall make In Lieu Payments with respect to the Project in an amount, as determined by the Assessor, the Treasurer and Trustee, equal to the following percentage of the taxes that would have been payable on the Project if it were subject to property taxes for the respective years shown:

b. The following rows are added to the table in Section 4:

2027	50%	50%	100%
2028	50%	50%	100%
2029	50%	50%	100%

c. The final sentence in Section 6(a) is stricken and replaced with the following in lieu thereof:

In addition, the Related Company must meet one hundred percent (100%) of the "Related Project Minimum Jobs Requirement" equal to Three Hundred (300) full-time jobs and the "Related Project Minimum Investment Requirement" equal to One Hundred Twelve Million Seven Hundred Twenty Thousand Dollars (\$112,720,000.00) by the Determination Date as set forth in the Related PILOT Agreement. Further, the Related Company must meet one hundred percent (100%) of the Related Project Minimum Jobs Requirement equal to Four Hundred Fifty (450) full-time jobs and the Related Project Minimum Investment Requirement" equal to One Hundred Sixty Million Seven Hundred Twenty Thousand Dollars (\$160,720,000.00) by the Secondary Determination Date as set forth in the Related PILOT Agreement.

d. In the second sentence of Section 8(a), the year "2026" is stricken and replaced with the year "2029".

d. In the second sentence of Section 8(b), the year "2026" is stricken and replaced with the year "2029".

e. In Exhibit B, the date "December 31, 2026" is stricken and replaced with the following date: "December 31, 2029".

2. Except as set forth in paragraph 1 above, the PILOT Agreement shall remain unchanged and in full force and effect.

3. This Amendment may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

[Signatures on following pages]

[The Industrial Development Board of the County of Hamilton, Tennessee – Signature Page to
Amendment to Agreement for Payments in Lieu of Ad Valorem Taxes]

IN WITNESS WHEREOF, The Industrial Development Board of the County of
Hamilton, Tennessee has caused its duly authorized officers to execute this Amendment as of the
date first above written.

THE INDUSTRIAL DEVELOPMENT BOARD
OF THE COUNTY OF HAMILTON,
TENNESSEE

By: 

Title: CHAIRMAN

[Gestamp Chattanooga II, LLC – Signature Page to Amendment to Agreement for Payments in Lieu of Ad Valorem Taxes]

IN WITNESS WHEREOF, Gestamp Chattanooga II, LLC has caused its duly authorized officer to execute this Amendment as of the date first above written.



GESTAMP CHATTANOOGA II, LLC

By: FRANCISCO JOSÉ RIBENAS MEZA
Title: CHAIRMAN

[City of Chattanooga, Tennessee – Signature Page to Amendment to Agreement for Payments in
Lieu of Ad Valorem Taxes]

IN WITNESS WHEREOF, the City of Chattanooga, Tennessee has caused its duly
authorized official to execute this Amendment as of the date first above written.

CITY OF CHATTANOOGA, TENNESSEE

BY:  _____
Mayor

[Hamilton County, Tennessee – Signature Page to Amendment to Agreement for Payments in
Lieu of Ad Valorem Taxes]

IN WITNESS **WHEREOF**, Hamilton County, Tennessee has caused its duly authorized
official to execute this Amendment as of the date first above written.

HAMILTON COUNTY, TENNESSEE

BY 
County Mayor