

## AMENDED AND RESTATED COMMUNITY REINVESTMENT AREA AGREEMENT

This Amended and Restated Community Reinvestment Area agreement (the "FIRST AMENDMENT") is made and entered into by and between the City of Gahanna, Ohio, a municipal government, with its main offices located at 200 South Hamilton Road, Gahanna, Ohio, hereinafter referred to as Gahanna and **JCS Property Management, LLC** with their main offices located at **2061 Hardscrabble Road, Alexandria, OH 43001** hereinafter referred to as the **Party**.

WITNESSETH;

WHEREAS, Gahanna has encouraged the development of real property and the acquisition of personal property located in the area designated as a Community Reinvestment Area ("CRA"); and

WHEREAS, the Gahanna City Council by Ordinance No. 3-84 adopted 2/21/84 and amended 3/3/84, 5/19/92, 8/23/94, 7/26/94, 8/12/00 and 12/15/03, designated the area as CRA #1 pursuant Chapter 3735 of the Ohio Revised Code; and

WHEREAS, in 2008, the **Party** constructed a 20,000 square foot building (the "PROJECT") for **office/retail/warehouse** use on Parcel 025-012071 (the "PROJECT SITE") which is within the boundaries of the aforementioned CRA #1; and

WHEREAS, **JCS Property Management, LLC** submitted to Gahanna a CRA Program application (the "APPLICATION"), herein attached as Exhibit A, that was approved by Gahanna City Council in 2008; and

WHEREAS, **JCS Property Management, LLC** and Gahanna entered into a CRA Agreement (the "CRA AGREEMENT") dated July 8, 2008, a copy of which is herein attached as Exhibit B, which CRA AGREEMENT provided **JCS Property Management, LLC** with a ten (10) year, 100 percent CRA real property tax abatement for the assessed value of the new structure at the PROJECT SITE; and

WHEREAS, because of changes in the number of employees working at the PROJECT SITE and other economic factors, it has been determined that the CRA AGREEMENT should be amended and restated; and

WHEREAS, in 2012, the Tax Incentive Review Council recommend that the CRA AGREEMENT with **JCS Property Management, LLC** be amended and restated to account for the changes in employment levels at the PROJECT SITE and other economic factors affecting the PROJECT; and

WHEREAS, Gahanna having the appropriate authority for the stated type of PROJECT is desirous of continuing to provide **JCS Property Management, LLC** with incentives available for the development of the PROJECT in said CRA under Chapter 3735 of the Ohio Revised Code (O.R.C.); and

WHEREAS, the Director of Development of Gahanna has reviewed the operations of **JCS Property Management, LLC** and has recommended the same to the Gahanna City Council on the basis that **JCS Property Management, LLC** is qualified by financial responsibility and business experience to create and preserve employment opportunities in said CRA and improve the economic climate of Gahanna; and

WHEREAS, the PROJECT SITE as owned by **JCS Property Management, LLC** is located in the Gahanna-Jefferson School District (the "SCHOOL DISTRICT") and has been notified in accordance with the City of Gahanna/Gahanna-Jefferson School Compensation Agreement and O.R.C. Section 5709.83 and been given access to the APPLICATION; and

WHEREAS, pursuant to O.R.C. Section 3735.67(A) and in conformance with the format required under O.R.C. Section 3735.671(B) of the Ohio Revised Code, the parties hereto desire to set forth their agreement with respect to matters hereinafter contained;

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:

#### **Section 1 Location by Corporation**

1. **JCS Property Management, LLC** has constructed a 20,000 square foot facility at 735 CROSS POINTE RD. in Gahanna, Ohio. The PROJECT involved a total investment by **JCS Property Management, LLC** of \$4,400,000. Description of the PROJECT is outlined in Exhibit A.
2. The PROJECT began in 2008 and all acquisition, construction and installation have been completed.

#### **Section 2 Employment and Payroll**

1. **JCS Property Management, LLC** shall create an employment base of approximately **46 FULL TIME EQUIVALENT** job opportunities.
2. Prior to the PROJECT **JCS Property Management, LLC** had zero (0) employees at the PROJECT SITE.

#### **Section 3 Program Compliance**

1. **JCS Property Management, LLC** shall provide to the proper Tax Incentive Review Council any information reasonably required by the Council and annual reports to the City of Gahanna to evaluate the property owner's compliance with the CRA AGREEMENT, as amended by the FIRST AMENDMENT, including returns filed pursuant to O.R.C. Section 5711.02.
2. **JCS Property Management, LLC** shall maintain a current membership in the Gahanna Area Chamber of Commerce.

3. Gahanna hereby grants **JCS Property Management, LLC** a tax abatement for real property improvements made at the PROJECT SITE, pursuant to O.R.C. Section 3735.67, of the following amounts:

**Tax Exemption Amount: 50%**

**Year Term Began: 2009**

**Amended Term of Tax Abatement: A total of ten (10) years, with seven (7) years remaining from the date of the FIRST AMENDMENT (tax year 2012-2018)**

4. The identified PROJECT improvement will receive 50% abatement for the amended **seven (7)** year abatement term. No abatement shall extend beyond December 31, 2018.
5. **JCS Property Management, LLC** will comply with the tax abatement annual fee provisions pursuant to O.R.C. Section 3735.671 (D) of the Ohio Revised Code. **JCS Property Management, LLC** is required to pay an annual fee equal to that contained in the Development Fee Schedule as authorized in Chapter 148 of the Codified Ordinances of Gahanna. This fee shall be paid once per year for each effective year of the agreement by the thirty-first of January post the year of abatement.
6. The **JCS Property Management, LLC** agrees to pay additional compensation to Gahanna to meet the requirements of the Gahanna School Compensation Agreement; in the event the fifty percent of the exempted property taxes for this site for the Gahanna-Jefferson School District exceeds the fifty percent of the collected payroll tax from **JCS Property Management, LLC**, **JCS Property Management, LLC** agrees to pay the difference to Gahanna. If necessary, this fee shall be paid once per year for each effective year of the CRA AGREEMENT, as amended by the FIRST AMENDMENT, by the fifteenth of June post the year of abatement.
7. **JCS Property Management, LLC** shall pay such real and tangible personal property taxes as are not exempted under the CRA AGREEMENT, as amended by the FIRST AMENDMENT, and are charged against such property and shall file all tax reports and returns as required by law. If **JCS Property Management, LLC** fails to pay such taxes or file such returns and reports, all incentives granted under this CRA AGREEMENT, as amended by the FIRST AMENDMENT, are rescinded beginning with the year for which such taxes are charged or such reports or returns are required to be filed and thereafter.
8. **JCS Property Management, LLC** shall perform such acts as are reasonably necessary or appropriate to affect, claim, reserve and maintain abatements from taxation granted under this CRA AGREEMENT, as amended by the FIRST AMENDMENT, including, without limitation, joining in the execution of all documentation and providing any necessary certificates required in connection with such exemptions.
9. If for any reason the Community Reinvestment Area designation expires or is rescinded by the City of Gahanna, entitlements granted under this CRA AGREEMENT, as amended by the FIRST AGREEMENT, shall continue for the number of years specified under this CRA AGREEMENT, as amended by the FIRST AMENDMENT, unless **JCS Property**

**Management, LLC** materially fails to fulfill its obligations under this CRA AGREEMENT, as amended by the FIRST AMENDMENT, and Gahanna terminates or modifies the abatement from taxation granted under this CRA AGREEMENT, as amended by the FIRST AMENDMENT.

10. If **JCS Property Management, LLC** materially fails to fulfill its obligations under this agreement, or if Gahanna determines that the certification as to the delinquent taxes required by agreement is fraudulent, Gahanna may terminate or modify the exemptions from taxation granted under this agreement and may require the repayment of the amount of taxes that would have been payable had the property not been exempted from taxation under this agreement.
11. **JCS Property Management, LLC** hereby certifies that at the time this FIRST AMENDMENT is executed, **JCS Property Management, LLC** 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 **JCS Property Management, LLC** is liable under Chapter 5733., 5735., 5739., 5741., 5743., 5747., 5753. Of the Ohio Revised Code, or, if such delinquent taxes are owed, **JCS Property Management, LLC** is currently paying the delinquent taxes pursuant to an undertaking enforceable by the State of Ohio or an agent or instrumentality thereof, has filed a petition in bankruptcy under 11 U.S.C.A. 101, et seq., or such a petition has been filed against **JCS Property Management, LLC**. For the purposes of the certification, delinquent taxes are taxes that remain unpaid on the latest day prescribed for payment without penalty under the chapter of the Revised Code governing payment of those taxes.
12. **JCS Property Management, LLC** affirmatively covenants that it has made no false statements to the State or City of Gahanna in the process of obtaining approval for Community Reinvestment Area incentives. If any representative of **JCS Property Management, LLC** has knowingly made a false statement to the State or City of Gahanna to obtain Community Reinvestment Area incentives, **JCS Property Management, LLC** shall be required immediately to return all benefits received under the AGREEMENT, as amended by the FIRST AMENDMENT, pursuant to O.R.C. Section 9.66 (C)(2) and shall be ineligible for any future economic development assistance from the State, any state agency or a political subdivision pursuant to O.R.C. Section 9.66 (D)(1). Any person who provides a false statement to secure economic development assistance may be guilty of falsification, a misdemeanor of the first degree, pursuant to O.R.C. Section 2921.13 (D)(1), which is punishable by a fine of not more than \$1,000 and/or a term of imprisonment of not more than six months.
13. Exemptions from taxation granted under this AGREEMENT, as amended by the FIRST AMENDMENT, shall be revoked if it is determined that **JCS Property Management, LLC**, any successor to that person, or any related member (as those terms are defined in division (E) of section 3735.671 of the O.R.C.) has violated the prohibition against entering into this agreement under division (E) of section 3735.671 or section 5709.62 or 5709.63 of the O.R.C. prior to the time prescribed by that division or either of those sections.
14. **JCS Property Management, LLC** and City of Gahanna acknowledge that this FIRST AMENDMENT must be approved by formal action of the legislative authority of City of

Gahanna as a condition for the agreement to take effect. This FIRST AMENDMENT takes effect upon such approval.

15. The AGREEMENT, as amended by the FIRST AMENDMENT, is not transferable or assignable without the express, written approval of the City of Gahanna.

IN WITNESS WHEREOF, the City of Gahanna, Ohio, by \_\_\_\_\_, Housing Officer, and pursuant to Ordinance No. \_\_\_\_\_, has caused this instrument to be executed this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ and **JCS Property Management, LLC** by \_\_\_\_\_ has caused this instrument to be executed on this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

**JCS Property Management, LLC**

City of Gahanna Housing Officer

By \_\_\_\_\_  
\_\_\_\_\_

By \_\_\_\_\_  
\_\_\_\_\_

Approved as to form:

\_\_\_\_\_  
City Attorney

Date: 2007

CRA Area: 1

## CITY OF GAHANNA

### APPLICATION FOR THE COMMUNITY REINVESTMENT AREA PROGRAM

This application for Community Reinvestment Area Tax Incentives between the City of Gahanna located in the County of Franklin and JCS Investments.

1. a. Name of property owner, home or main office address, contact person, and telephone number (attach additional pages if multiple enterprise participants).

JCS Investments  
Enterprise Name

Curtis Johnson  
Contact Person

5737 Westbourne Ave  
Address  
Columbus OH 43213

614-501-6744  
Telephone Number

- b. Project site:

025-013287  
Parcel Number (Required)

Curtis Johnson  
Contact Person

VACANT PARCEL  
Address  
CROSS POINTE RD.

614-501-6744  
Telephone Number / Email  
614-501-6747  
Fax number

2. a. Nature of commercial/industrial activity (manufacturing, warehousing, wholesale or retail stores, or other) to be conducted at the site.

Warehousing / Retail / Business

- b. If a consolidation, what are the components of the consolidation? (must itemize the location, assets, and employment positions to be transferred N/A)

AGREEMENT  
EXHIBIT A

c. Form of business of enterprise (corporation, partnership, proprietorship, or franchise).

Corporation - Titan Electric

Corporation - Kone

Not Identified - Spec

3. a. Where is your business currently located?



In State



Central Ohio



Gahanna



Out of State

b. Why are you locating your business in Gahanna?

Location, Tax Incentives, Close to Customers and  
I-70 & I-270.

4. Name of principal owner(s) or officers of the business.

Titan Electric

Kone

Curtis Johnson, Pres.

Vance Jang, CEO

Kevin Crockett, V.P.

David McFadden Sr. VP

Denis Gerard, Sr. VP

5. a. State the enterprise's current employment level at the proposed project site:

Titan Electric

Kone

4- Office

10- Office

21- Field

40- Field

b. Will the project involve the relocation of employment positions or assets from one Ohio location to another?

Yes ☒ No ☐

c. If yes, state the locations from which employment positions or assets will be relocated and the location to where the employment positions or assets will be located:

Titan Electric - Columbus, OH to Gahanna, OH

Kone - Worthington, OH to Gahanna, OH

d. State the enterprise's current employment level in Ohio (itemized for full and part-time and permanent and temporary employees):

Titan Electric

Kone

4 Office

10- Office

21 Field

40- Field

e. State the enterprise's current employment level for each facility to be affected by the relocation of employment positions or assets:

<u>Titan Electric</u>	<u>Kore</u>	<u>Spec</u>
<u>4 Office</u>	<u>10 Office</u>	<u>15 employees</u>
<u>21 Field</u>	<u>40 Field</u>	

f. What is the projected impact of the relocation, detailing the number and type of employees and/or assets to be relocated?

<u>Titan Electric</u>	<u>Kore</u>
<u>25 employees future</u>	<u>50 employees</u>
<u>facility Pasato</u>	

6. Does the Property Owner owe:

a. Any delinquent taxes to the State of Ohio or a political subdivision of the state?

Yes ☐ No ☒

b. Any moneys to the State or a state agency for the administration or enforcement of any environmental laws of the state?

Yes ☐ No ☒

c. 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?

Yes ☐ No ☒

d. If yes to any of the above, please provide details of each instance including but not limited to the location, amounts and/or case identification numbers (add additional sheets if necessary).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Project Description: 110,000 sq. ft office/warehouse  
with room to expand to 220,000 sq ft if possible.

8. Project will begin: Approx July/August, 2007 and be completed  
Feb/March, 2008 provided a tax exemption is provided.



9. a. Estimate the number of new employees the property owner will cause to be created at the facility that is the project site (job creation projection must be itemized by the name of the employer, full and part-time and permanent and temporary): Titan Electric - 0 Kone - 3

b. State the time frame of this projected hiring: N/A Titan / Kone - 3-5 yrs.

c. State proposed schedule for hiring (itemize by full and part-time and permanent and temporary employees): N/A Titan Electric  
3 Kone - 3 permanent - 2 full time + 1 part time  
3-5 years

10. a. Estimate the amount of annual payroll new employees will add \$ N/A Titan, \$140,000 Kone (new annual payroll must be itemized by full and part-time and permanent and temporary new employees).

b. Indicate separately the amount of existing annual payroll relating to any job retention claim resulting from the project: \$

Office 750,000 \* full 2,800,000 Kone  
Office 150,000 \* full 700,000 Titan Electric

11. An estimate of the amount to be invested by the enterprise to establish, expand, renovate or occupy a facility:

A. Acquisition of Buildings:	\$ <u>0</u>
B. Additions/New Construction:	\$ <u>1,100,000</u>
C. Improvements to existing buildings:	\$ <u>0</u>
D. Machinery & Equipment:	\$ <u>0</u>
E. Furniture & Fixtures:	\$ <u>30,000</u>
F. Inventory:	\$ <u>0</u>
G. Other:	\$ <u>0</u>

Total New Project Investment: \$ 1,130,000

12. a. Business requests the following tax exemption incentives: 100 % for 10 years covering real as described above. Be specific as to the rate, and term.

b. Business's reasons for requesting tax incentives (be quantitatively specific as possible; attach any supporting documents)

Property has been offered as a tax abated property for 10 years. It is necessary to have the tax abatement requested in order to relocate and build a new facility for my company and attract other companies to lease the majority of the building.

13. I certify that a tax incentive is necessary for location and or expansion of my business in Gahanna.

☒ Yes

☐ No

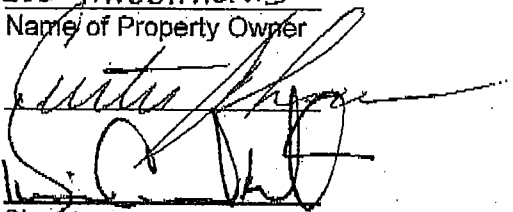
Submission of this application expressly authorizes The City of Gahanna to contact the Ohio Environmental Protection Agency to confirm statements contained within this application including item # 5 and to review applicable confidential records. As part of this application, the property owner may also be required to directly request from the Ohio Department of Taxation, or complete a waiver form allowing the Department of Taxation to release specific tax records to the local jurisdiction considering the request.

The Applicant agrees to supply additional information upon request.

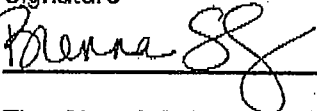
The Applicant affirmatively covenants that the information contained in and submitted with this application is complete and correct and is aware of the ORC Sections 9.66(C)(1) and 2921.13(D)(1) penalties for falsification which could result in the forfeiture of all current and future economic development assistance benefits as well as a fine of not more than \$1,000 and/or a term of imprisonment of not more than six months.

JCS Investments

Name of Property Owner



Signature



6-19-2007

Date

Curtis Johnson, Partner

Kevin Crockett, Partner  
Typed Name and Title

Brenna Sharkey, Partner

The City of Gahanna will assume responsibility for notification to the affected Board of Education.

This application will be attached to Final Community Reinvestment Area Agreement as Exhibit A.

City of Gahanna

025-013186 2009-2018  
RECEIVED  
JOSEPH W. TESTA

AUG 04 2008

FRANKLIN COUNTY AUDITOR  
BY Blaine  
DEPUTY COUNTY AUDITOR

### COMMUNITY REINVESTMENT AREA #1 AGREEMENT

This agreement made and entered into by and between the City of Gahanna, Ohio, a municipal government, with its main offices located at 200 South Hamilton Road, Gahanna, Ohio, hereinafter referred to as Gahanna and JCS Property Management LLC Investments and Titan Electric with their main offices located at 5737 Westbourne Avenue, Columbus, OH 43213 and Kone, Inc. with its main offices located at 651 Dearborn Park Lane, Worthington, OH 43085 hereinafter referred to as the Parties.

WITNESSETH;

WHEREAS, Gahanna has encouraged the development of real property and the acquisition of personal property located in the area designated as a Community Reinvestment Area; and

WHEREAS, the Parties are desirous of construction of approximately 20,000 16,000 square foot building for office/retail/warehouse, hereinafter referred to as the "PROJECT" within the boundaries of the aforementioned Community Reinvestment Area, provided that the appropriate development incentives are available to support the economic viability of said PROJECT; and

WHEREAS, the Gahanna City Council by Ordinance No. 3-84, 14-84, 28-92, 37-94, 24 -96 and SR3-2003 designated the area as Community Reinvestment Area #1 pursuant Chapter 3735 of the Ohio Revised Code; and

WHEREAS, Gahanna having the appropriate authority for the stated type of project is desirous of providing the Parties with incentives available for the development of the PROJECT in said Community Reinvestment Area under Chapter 3735 of the Ohio Revised Code; and

WHEREAS, the Parties has submitted a proposed agreement application, herein attached as Exhibit A, to Gahanna said application hereinafter referred to as "APPLICATION"; and

WHEREAS, the Director of Development of Gahanna has investigated the application of the Parties and has recommended the same to the Council of Gahanna on the basis that the Parties is qualified by financial responsibility and business experience to create and preserve employment opportunities in said Community Reinvestment Area and improve the economic climate of Gahanna; and

WHEREAS, the project site as proposed by the Parties is located in the Gahanna-Jefferson School District and has been notified in accordance with the City of Gahanna/Gahanna-Jefferson School Compensation Agreement and Section 5709.83 and been given access to the APPLICATION; and

WHEREAS, pursuant to Section 3735.67(A) and in conformance with the format required under Section 3735.671(B) of the Ohio Revised Code, the parties hereto desire to set forth their agreement with respect to matters hereinafter contained;

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:

### **Section 1 Location by Corporation**

1. The **Parties** shall construct a new approximately **20,000 ~~16,000~~ SQUARE FEET** on Cross Pointe Road, Gahanna, Ohio (Parcel # 025-13287). The PROJECT will involve a total investment by the **Parties** of **\$1,130,000** as described in the application which is contained in Exhibit A, attached hereto and made a part thereof.
2. The PROJECT will begin **June, 2008 ~~December 2007~~**, and all acquisition, construction and installation will be completed by **November 2008**.

### **Section 2 Payroll and Employment**

1. The **Parties** shall create within a time period not exceeding thirty-six (36) months after the commencement of construction of the aforesaid facility, a payroll equivalent to **\$4,400,000.00** representing **92 Full Time Equivalent** job opportunities; ~~of which, Titan Electric shall maintain a payroll equivalent to \$850,000.00 representing 25 Full Time Equivalent job opportunities and Kone, Inc. shall maintain a payroll equivalent to \$3,690,00.00 representing 52 Full Time Equivalent job opportunities.~~

### **Section 3 Program Compliance**

1. The **Parties** shall provide to the proper Tax Incentive Review Council any information reasonably required by the Council and annual reports to the City of Gahanna to evaluate the property owner's compliance with the agreement, including returns filed pursuant to section 5711.02 of the Ohio Revised Code.
2. ~~Titan Electric and Kone, Inc.~~ shall each maintain a current membership in the Gahanna Area Chamber of Commerce.
3. Gahanna hereby grants the **Parties** a tax exemption for real property improvements made to the PROJECT site pursuant to Section 3735.67 of the Ohio Revised Code and shall be in the following amounts:

Year of Tax Exemption: **2009**  
Tax Exemption Amount: **100%**  
Term of Tax Abatement: **10 years**

Gahanna hereby grants the **Parties** the tax exemption for a **10 year** period and if the **Parties** relinquish their site and are no longer located in Gahanna, prior to the end of the exemption period or within **10 years** after the exemption period terminates, then the City will require the the **Parties** to repay their share of abated taxes to the City of Gahanna at a rate of two (2) years for every one year the project was exempt.

2. The identified PROJECT improvement will receive a **10 years at 100%** exemption period. The exemption commences the first year for which the real property exemption would first be taxable were that property not exempted from taxation. No exemption shall extend beyond **December 31, 2018**.
3. The **Parties** will comply with the tax abatement annual fee provisions pursuant to Section 3735.67 (D) of the Ohio Revised Code. The **Parties** are required to pay an annual fee equal to that contained in the Development Fee Schedule as authorized in Chapter 148 of the Codified Ordinances of Gahanna. This fee shall be paid once per year for each effective year of the agreement by the thirty-first of January post the year of abatement.
4. The **Parties** agree to pay additional compensation to Gahanna to meet the requirements of the Gahanna School Compensation Agreement; in the event the fifty percent of the exempted property taxes for this site for the Gahanna-Jefferson School District exceeds the fifty percent of the collected payroll tax from the **Parties**, the **Parties** agree to pay the difference to Gahanna. If necessary, this fee shall be paid once per year for each effective year of the agreement by the fifteenth of June post the year of abatement.
5. The **Parties** 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 the **Parties** fail 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.
6. The **Parties** 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.
7. If for any reason the Community Reinvestment Area designation expires or is rescinded by the City of Gahanna, entitlements granted under this agreement shall continue for the number of years specified under this agreement, unless the **Parties** materially fail to fulfill its obligations under this agreement and Gahanna terminates or modifies the exemptions from taxation granted under this agreement.
8. If the **Parties** materially fail to fulfill its obligations under this agreement, or if Gahanna determines that the certification as to the delinquent taxes required by agreement is fraudulent, Gahanna may terminate or modify the exemptions from taxation granted under this agreement and may require the repayment of the amount of taxes that would have been payable had the property not been exempted from taxation under this agreement.
9. The **Parties** hereby certify that at the time this agreement is executed, the **Parties** do 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 the **Parties** are liable under Chapter 5733., 5735., 5739., 5741., 5743., 5747., 5753. Of the Ohio Revised Code, or, if such delinquent taxes

are owed, the **Parties** are currently paying the delinquent taxes pursuant to an undertaking enforceable by the State of Ohio or an agent or instrumentality thereof, has filed a petition in bankruptcy under 11 U.S.C.A. 101, et seq., or such a petition has been filed against the **Parties**. For the purposes of the certification, delinquent taxes are taxes that remain unpaid on the latest day prescribed for payment without penalty under the chapter of the Revised Code governing payment of those taxes.

10. The **Parties** affirmatively covenant that they have made no false statements to the State or City of Gahanna in the process of obtaining approval for Community Reinvestment Area incentives. If any representative of the **Parties** have knowingly made a false statement to the State or City of Gahanna to obtain Community Reinvestment Area incentives, the **Parties** shall be required immediately to return all benefits received under the Community Reinvestment Area Agreement pursuant to ORC Section 9.66 (C)(2) and shall be ineligible for any future economic development assistance from the State, any state agency or a political subdivision pursuant to ORC Section 9.66 (c)(1). Any person who provides a false statement to secure economic development assistance may be guilty of falsification, a misdemeanor of the first degree, pursuant to ORC Section 2921.13 (D)(1), which is punishable by a fine of not more than \$1,000 and/or a term of imprisonment of not more than six months.
11. This agreement is not transferable or assignable without the express, written approval of the City of Gahanna.

IN WITNESS WHEREOF, the City of Gahanna, Ohio, by Sadicka White, Housing Officer, and pursuant to Resolution Nos. 3-84, 14-84, 28-92, 37-94, 24 -96 and SR3-2003, has caused this instrument to be executed this 10 day of July, 2008 and the **Parties**, have caused this instrument to be executed on this 10 day of July, 2008.

**JCS Property Management, LLC Investments**

By [Signature]  
Authorized Representative

**Housing Officer**

By [Signature]  
Sadicka White  
Director of Planning & Development

**Titan Electric**

Approved as to form:

[Signature]  
Thomas L. Weber, City Attorney

By \_\_\_\_\_  
Authorized Representative

**Kone, Inc.**

By \_\_\_\_\_  
Authorized Representative

