

EIGHTH AMENDMENT TO AGREEMENT OF LEASE

This EIGHTH AMENDMENT TO AGREEMENT OF LEASE (this “Eighth Amendment”) is made this July 24th, 2026, with an effective date of the 1st day of April, 2026 (the “Effective Date”) by and between THE PENNSYLVANIA STATE UNIVERSITY, a state-related institution and instrumentality of the Commonwealth of Pennsylvania subject to the Pennsylvania nonprofit corporation laws, with a principal office located at 208 Old Main, University Park, Pennsylvania 16802 (the “Landlord”) and the ERIE COUNTY GAMING REVENUE AUTHORITY, having an address at 5340 Fryling Road, Suite 201, Erie, Pennsylvania 16510 (the “Lessee”).

BACKGROUND

- A. Landlord is the fee simple owner of certain parcels of real property situate in Erie County, Pennsylvania and has developed a mixed-use development for high technology office space, research and development facilities, and prototype manufacturing facilities upon the land, to be known as Knowledge Park.
- B. The parties entered into an Agreement of Lease dated May 22, 2015 for 1,135 square feet of commercial office space on the second floor of 5340 Fryling Road, Suite 201 in Knowledge Park Building #4, which was amended by the parties (i) on September 15, 2017, to extend the Term to May 31, 2018 (the “First Amendment”), (ii) on May 1, 2018, to extend the Term to May 31, 2019 (the “Second Amendment”), and (iii) on April 17, 2019, to extend the Term to May 31, 2021 (the “Third Amendment”) and (iv) on June 1, 2021, to extend the Term to May 31, 2022 (the “Fourth Amendment”), (v) on June 1, 2022, to extend the Term to May 31, 2023 (the “Fifth Amendment”), and (vi) on August 14th, 2023, to extend the Term to March 31st, 2025 (the “Sixth Amendment”), and (vii) on April 16th, 2025, to extend the term to March 31st, 2026 (the “Seventh Amendment”) (hereinafter collectively referred to as the “Lease”).
- C. The parties now desire to amend the current Lease to extend the Term of the Lease on the terms and conditions set forth herein and in the Lease.

TERMS OF AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises and covenants hereinafter set forth, and intending to be legally bound hereby, the parties hereby agree as follows:

- 1. The Term of the Lease is hereby extended for an additional term commencing on April 1, 2026 and ending on March 31, 2027 (the “Eighth Extended Term”).
- 2. Commencing April 1, 2026, through March 31, 2027, the Rent to be paid by Tenant under the Lease shall be \$ 22,700.04 annually, payable in equal monthly installments of \$ 1,891.67.

3. Unless Landlord shall designate otherwise by giving written notice to Tenant, all payments to Landlord under the Lease shall be made as follows: The Pennsylvania State University, c/o Altair Real Estate Services, 155 E. 10th St., Erie, PA 16501.
4. The notice addresses for Landlord set forth in Article XVI, Section 2 of the Lease are hereby updated to the following addresses:

(a) To Landlord:

The Pennsylvania State University
Manager, University Real Estate Services
214 Office of Physical Plant
108 Stewardship Drive
University Park, PA 16802
Email: PSURealEstate@psu.edu

With copies to:

The Pennsylvania State University
208 Old Main
University Park, PA 16802
Attention: Senior Vice President for Finance and
Business/Treasurer/Chief Financial Officer
Email: thorndikes@psu.edu

and

Penn State Erie, The Behrend College
Office of the Chancellor
Erie, PA 15663-1701
Attention: Senior Director, Corporate Strategy and External
Engagement
Email: aeb20@psu.edu

and

Altair Real Estate Services
155 E. 10th St.
Erie, PA 16501
Attention: General Manager
Email: cpeters@altairre.com

5. All of the provisions of this Eighth Amendment shall be effective as of the Effective Date. Except as modified herein, all other terms and conditions of the Lease shall remain unchanged and in full force and effect, and the Lease in all respects is hereby ratified and affirmed by each of the parties hereto. In the event of any conflict or

inconsistency between the terms of this Eighth Amendment and the Lease, the terms of this Amendment shall prevail and govern.

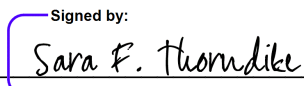
6. This Eighth Amendment shall be binding upon and inure to the benefit of the parties hereto, their successors, and assigns. The Lease, as amended by the First Amendment and this Eighth Amendment, represents the entire agreement of the parties with respect to the subject matter hereof and supersedes all prior agreements with respect to such subject matter, whether written or oral.
7. Each capitalized term which is not defined by this Eighth Amendment shall have the meaning given to such capitalized term in the Lease. Unless otherwise indicated in this Eighth Amendment, all section, article and exhibit references in this Eighth Amendment refer to the Lease.
8. The validity, interpretation and construction of this Amendment shall be governed by and construed in accordance with the laws of the Commonwealth of Pennsylvania without giving effect to any choice or conflict of law provision or rule (whether of the Commonwealth of Pennsylvania or any other jurisdiction) that would cause the application of the laws of any jurisdiction other than the Commonwealth of Pennsylvania.
9. This Eighth Amendment may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which shall be one and the same document. The parties agree that this Eighth Amendment may be executed by means of electronic signatures and that each copy to which such electronic signatures are affixed shall be deemed to be an original.

(Remainder of Page Intentionally Left Blank. Signatures Follow.)

IN WITNESS WHEREOF, this Eighth Amendment to Agreement of Lease has been executed by the parties on the dates set forth below but shall be effective as of the Effective Date.

LANDLORD:

THE PENNSYLVANIA STATE
UNIVERSITY

By:  Signed by:
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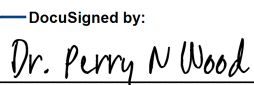
Name: Sara F. Thorndike

Title: Senior Vice President for Finance and Business

Date: 7/27/2026 | 12:37 PM PDT

TENANT:

ERIE COUNTY GAMING REVENUE
AUTHORITY

By:  DocuSigned by:
72B2CE8B1485495...

Name: Dr. Perry N Wood

Title: Executive Director

Date: 7/27/2026 | 3:02 PM EDT