ORDINANCE NO. 24-13

AN ORDINANCE TO (I) AMEND THE EXISTING JOINT COUNTY INDUSTRIAL AND BUSINESS PARK AGREEMENT EFFECTIVE AS OF NOVEMBER 17, 1997, AS AMENDED, BETWEEN DARLINGTON COUNTY, SOUTH CAROLINA AND MARLBORO COUNTY, SOUTH CAROLINA, PROVIDING FOR THE DEVELOPMENT OF A JOINT COUNTY INDUSTRIAL AND BUSINESS PARK SO AS TO INCLUDE ADDITIONAL PROPERTY IN THAT PORTION OF THE JOINT COUNTY INDUSTRIAL AND BUSINESS PARK GEOGRAPHICALLY LOCATED IN DARLINGTON COUNTY, SOUTH CAROLINA; (II) AMEND THE EXISTING FEE AGREEMENT BY AND BETWEEN DARLINGTON COUNTY, SOUTH CAROLINA AND NUCOR CORPORATION EFFECTIVE AS OF JULY 1, 2019 TO INCLUDE ADDITIONAL REAL PROPERTY AND EXTEND THE INVESTMENT PERIOD; AND (III) OTHER MATTERS RELATING THERETO.

WHEREAS, Darlington County, South Carolina ("Darlington County") and Marlboro County, South Carolina (jointly the "Counties") are authorized under Article VIII, Section 13 of the South Carolina Constitution, to jointly develop an industrial or business park within the geographical boundaries of one or more of the member Counties;

WHEREAS in order to promote the economic welfare of the citizens of the Counties by providing employment and other benefits to the citizens of the Counties, the Counties previously entered into a Joint County Industrial and Business Park Agreement dated November 17, 1997 as last amended February 10, 2009 (the "Park Agreement") to combine and jointly develop an industrial and business park (the "Park") as provided by Article VIII, Section 13 of the South Carolina Constitution and in accordance with Section 4-1-170 of the Code of Laws of South Carolina, 1976, as amended, (the "Act");

WHEREAS, Darlington County, acting by and through its County Council ("County Council") is authorized pursuant to the provisions of Title 12, Chapter 44 of the Act to encourage manufacturing and commercial enterprises to locate in the State of South Carolina (the "State") or to encourage manufacturing and commercial enterprises now located in the State to expand their investments and thus make use of and employ the manpower, products, and other resources of the State by entering into an agreement with a sponsor, as defined in the Act, that provides for the payment of a fee-in-lieu of *ad valorem* taxes ("FILOT"), with respect to economic development property, as defined in the Act;

WHEREAS, at the request of the Nucor Corporation (the "Company"), as sponsor, and as an inducement to locate its manufacturing expansion project in the County, the County entered into a Fee Agreement ("Fee Agreement") providing for FILOT payments with the Company on July 1, 2019;

WHEREAS, at the request of the Company and as an inducement to locate an additional manufacturing expansion project in the County, in accordance with Section 12-44-30(13) of the Act, by County Council Resolution No. 773, the County agreed to extend the Investment Period of the Fee Agreement to allow the additional manufacturing expansion project to receive the benefits of the Fee Agreement; and

WHEREAS, the County desires to amend the definition of Real Property under the Fee Agreement to include property on which the additional manufacturing expansion project will be constructed to carry out the intent of Resolution No. 773 and to add such property to the Park.

NOW, THEREFORE, BE IT ORDAINED BY THE DARLINGTON COUNTY COUNCIL:

Section 1. Darlington County is hereby authorized to enter into the twenty second (or successor) amendment to the Park Agreement to increase the Park's boundaries located in Darlington County. Attached hereto as Exhibit A is the property description of the increase of the Park within

Darlington County to be added to Exhibit A of the Park Agreement. The form, terms and provisions of the Park Agreement amendment are presented to this meeting and attached hereto as Exhibit B as filed with the Clerk of the Darlington County Council be and they are approved, and all of the terms, provisions and conditions thereof are hereby incorporated herein by reference.

Section 2. To carry out the intent of Resolution No. 773, Darlington County hereby agrees to amend the Fee Agreement to extend the Investment Period and include property on which the additional manufacturing expansion project will be constructed by amending the definition of Real Property by reference to Exhibit A to the Fee Agreement to reflect such addition. The form, terms and provisions of the Amendment to Fee Agreement presented to this meeting and attached hereto as Exhibit C as filed with the Clerk of the Darlington County Council are approved, and all of the terms, provisions and conditions thereof are hereby incorporated herein by reference.

Section 3. The provisions of this Ordinance are hereby declared to be separable, and if any section, phrase, or provision shall for any reason be declared by a court of competent jurisdiction to be invalid or unenforceable, such declaration shall not affect the validity of the remainder of the sections, phrases, and provisions hereunder.

Section 4. All orders, resolutions, ordinances, and parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed, and this Ordinance shall take effect and be in full force from and after its passage and approval.

Section 5. This Ordinance shall be construed and interpreted in accordance with the laws of the State of South Carolina.

Section 6. This Ordinance shall be effective after the third and final reading and publication.

DARLINGTON, COUNTY, SOUTH CAROLINA

Signature: Bobby Hudson
Name: Bobby Hudson
Title: Chairman of County Council

ATTEST:

Signature: J. JaNet Bishop
Name: J. JaNet Bishop
Title: Clerk to County Council

READINGS:

First Reading: July 1, 2024
Second Reading: August 5, 2024
Public Hearing: September 9, 2024
Third Reading: September 9, 2024

EXHIBIT A

DARLINGTON COUNTY PROPERTY DESCRIPTION FOR ADDITION TO PARK

TRACT NO. TEN:

All that certain parcel or lot of land, lying and being in Darlington County, South Carolina, being designated as being a portion of the lands shown on a map made by T. W. Wilson, C.E., dated May 4, 1966 and designated as Tract No. 1 as 85.23 acres, a copy of said map being recorded in Plat Book 45 at page 241, in the Office of the Clerk of Court for Darlington County. Said Tract herein conveyed begins at an iron 494.6 feet S 00°-45' E of the South East corner of the Gandly lot shown on above map, thence S 54°-00' E 388 feet to an iron, thence S 36°-001 W 95.0 feet to a point, thence N 54°-00' W 388.0 feet to a point, thence N 36°-00' E 95 feet to the point of beginning. For a more particular description reference is craved to a map made by Ferrell J. Prosser, R. L. S., dated November 8, 1971 for Nuclear Corporation of America and which said map is of record in Plat Book 56 at page 43 in the Office of the Clerk of Court for Darlington County. Tract A herein conveyed is a portion of a larger tract of land heretofore conveyed to the Grantor herein by the County of Darlington by deed dated June 24, 1968 and recorded in Deed Book 608 at page 6 in the Office of the Clerk of Court for Darlington County.

ALSO, an easement and right-of-way twenty (20') feet in width from the center of Tract A to State Highway S-16-724 over and across the property of the Grantor herein for the purpose of ingress and egress to Tract A hereinabove conveyed.

TMS: 141-00-01-086

For the avoidance of doubt, tract no. ten is here so included if not previously included as intended.

TRACT NO. ELEVEN:

All that certain piece, parcel or lot of land, lying and being, situate Northeast of Darlington, in the County of Darlington, State of South Carolina, and being more particularly shown and delineated as 15.00 acres, more or less, as shown on that certain plat prepared by Lind, Hicks & Assoc. Surveyors, Inc. dated February 3, 2006, and recorded in the Office of the Clerk of Court for Darlington County in Plat Book 202, at Page 39 and having such metes, courses and distances as are delineated and shown on said plat, reference to and adoption of which is hereby made pursuant to authority contained in Section 30-5-250 of the Code of Laws of South Carolina, 1976, as amended.

This being the same property conveyed to Darlington County Properties, LLC by deed of Covenant Properties, LLC, dated July 18, 2006, and recorded April 19, 2007, in Deed Book 1048, at Page 2751, in the Office of the Clerk of Court for Darlington County.

TMS: 141-00-01-100

EXHIBIT B

PARK AGREEMENT AMENDMENT

TWENTY SECOND (OR SUCCESSOR) AMENDMENT
TO
AGREEMENT FOR DEVELOPMENT OF
JOINT COUNTY INDUSTRIAL AND BUSINESS PARK

This **TWENTY SECOND (OR SUCCESSOR) AMENDMENT** entered into as of this 9 day of September 2024 between **DARLINGTON COUNTY, SOUTH CAROLINA** and **MARLBORO COUNTY, SOUTH CAROLINA**.

1. By authority of Ordinance No. 24-13 enacted by the County Council of Darlington County on September 9, 2024 and Ordinance No. ____ enacted by the County Council of Marlboro County on _____, 2024, for value received, Darlington County and Marlboro County hereby agree that the property described in Schedule I hereto is hereby added to and shall be deemed to be a part of Exhibit A to the Agreement for Development of Joint County Industrial and Business Park between Darlington County and Marlboro County dated as of November 17, 1997, as amended by a First Amendment dated as of December 10, 1998, a Second Amendment dated as of December 6, 1999, a Third Amendment dated as of September 14, 2000, a Fourth Amendment dated as of May 3, 2001, a Fifth Amendment dated as of May 7, 2001, a Sixth Amendment dated as of December 12, 2002, a Seventh Amendment dated as of August 16, 2004, an Eighth Amendment dated as of December 8, 2005, a Ninth Amendment dated July 16, 2007 and a Tenth Amendment dated as of July 8, 2008 and an Eleventh Amendment dated February 10, 2009, and any such further amendments not reflected herein (which are not intentionally excluded) (cumulatively, the "Agreement").

2. All other terms and provisions of said Agreement shall remain in full force and effect.

WITNESS our hands and seals as of the day first above written.

DARLINGTON COUNTY, SOUTH CAROLINA

(SEAL)

Signature: Bobby Hudson
Name: Bobby Hudson
Title: Chairman of County Council

ATTEST:

Signature: J. Janet Bishop
Name: J. JaNet Bishop
Title: Clerk to County Council

MARLBORO COUNTY, SOUTH CAROLINA

(SEAL)

By:_____
Chair of County Council
Marlboro County, South Carolina

ATTEST:

By:_____
Clerk to County Council
Marlboro County, South Carolina

TWENTY THIRD (23rd) (OR SUCCESSOR) AMENDMENT

TO

AGREEMENT FOR DEVELOPMENT OF

JOINT COUNTY INDUSTRIAL AND BUSINESS PARK

This **TWENTY THIRD (23rd) (OR SUCCESSOR) AMENDMENT** entered into as of this ____ day of 12-10, 2024 between **DARLINGTON COUNTY, SOUTH CAROLINA** and **MARLBORO COUNTY, SOUTH CAROLINA**.

3. By authority of ordinance no. ____ enacted by the County Council of Darlington County on _____, 2024 and ordinance no. 857 enacted by the County Council of Marlboro County on 12-10, 2024, for value received, Darlington County and Marlboro County hereby agree that the property described in Schedule I hereto is hereby added to and shall be deemed to be a part of Exhibit A to the Agreement for Development of Joint County Industrial and Business Park between Darlington County and Marlboro County dated as of November 17, 1997, as amended by a First Amendment dated as of December 10, 1998, a Second Amendment dated as of December 6, 1999, a Third Amendment dated as of September 14, 2000, a Fourth Amendment dated as of May 3, 2001, a Fifth Amendment dated as of May 7, 2001, a Sixth Amendment dated as of December 12, 2002, a Seventh Amendment dated as of August 16, 2004, an Eighth Amendment dated as of December 8, 2005, a Ninth Amendment dated July 16, 2007 and a Tenth Amendment dated as of July 8, 2008 and an Eleventh Amendment dated February 10, 2009, and any such further amendments not reflected herein (which are not intentionally excluded) (cumulatively, the "Agreement").

4. All other terms and provisions of said Agreement shall remain in full force and effect.

WITNESS our hands and seals as of the day first above written.

MARLBORO COUNTY, SOUTH CAROLINA

(SEAL)

Signature: Anthony Woods

Name: Anthony Woods

Title: Chairman of County Council

ATTEST:

Signature: Susan E. Rivers

Name: Susan Rivers

Title: Clerk to County Council

SCHEDULE I

Addition to Exhibit A
to Agreement for Development of Joint County Industrial
and Business Park dated as of November 17, 1997, as amended,
between Darlington County and Marlboro County

Nucor Corporation

All that certain piece, parcel or tract of land situated in the Monte Clare Community of Darlington County, South Carolina, containing seventy-eight (78) acres and being designated as Tract No. One (1) on plat of W. O. Powers, Registered Surveyor, dated September 25, 1971, and recorded in the office of the Clerk of Court for Darlington County, South Carolina, in Plat Book 55 at Page 169.

SAVING AND EXCEPTING therefrom those twenty-five (25) lots shown on plat of Kings Hill Subdivision by W. O. Powers, Registered Surveyor, and recorded in the office of the Clerk of Court for Darlington County, South Carolina, in Plat Book 53 at page 227.

Being the same property conveyed by Burt Jordan, James F. Yarborough, D. Kenneth Baker and John R. Etheridge, d/b/a a partnership under the South Carolina Uniform Partnership Act to Grantor, by deed dated and recorded March 24, 1980 in Deed Book 811 at Page 71 in the office of the Clerk of Court for Darlington County, South Carolina.

TRACT NO. TWO:

All that certain piece, parcel or tract of land situate, lying and being in Dovesville School District, Darlington County, South Carolina, together with the improvements thereon containing 125.75 acres, more or less, and designated as Tract No. 1 on plat of the A. T. Baird Farm made by T. E. Wilson, C. E., dated November 22, 1949 and said tract of land being bounded now or formerly as follows: on the North by Tract No. 2 as shown on the aforementioned plat and road; on the East by the Old Highway and by U. S. Highway No. 52; on the South by the run of Lucas Branch; and on the West by Tract No 2 as shown on the aforementioned plat. For a more particular description reference is hereby made to the aforementioned plat, a blueprint copy of which is recorded in the office of the Clerk of Court for Darlington County in plat Book 15, at page 223.

Being the same property conveyed by Kenneth E. Hancock to Grantor by deed dated and recorded January 2, 1980 in Deed Book 809 at Page 153 in the office of the Clerk of Court for Darlington County, South Carolina.

TRACT NO. THREE:

All that certain piece, parcel or tract of land in the County of Darlington, State of South Carolina, shown on a plat prepared by Prosser Surveying Co., dated December 11, 1979, as containing three and 04/100 (3.04) acres. According to said plat said parcel is bounded on the North by property of Kenneth E. Hancock for a distance of 167.49 feet; on the East in part by property of Leo Carolina for a distance of 293.42 feet, in part by property now or formerly of Leslie McCall for a distance of 151.87 feet, and in part by area designated on said plat as cemetery for a distance of 88.25 feet; on the South in part by area designated on said plat as cemetery for a distance of 100.75 feet, and in part by the right-of-way of S. C. Highway S-16-24 for a distance of 274.43 feet, and on the West and Northwest by property of Leo Carolina for a distance of 644.09 feet. For a more complete description of said parcel, reference is made to the

aforesaid plat, a copy of which is filed in the office of the Clerk of Court for Darlington County in Plat Book 02, at page 165.

Being the same property conveyed by Leo Carolina to Grantor by deed dated and recorded January 2, 1980 in Deed Book 809 at Page 138 in the office of the Clerk of Court for Darlington County, South Carolina.

TRACT NO. FOUR:

All that certain piece, parcel or tract of land in Dovesville School District, Darlington County, South Carolina, together with the improvements thereon containing 132.41 acres, more or less, and designated as Tract No. 2-A on plat of the A. T. Baird Farm made by T. E. Wilson, C. E., November 22, 1949, amended by J. E. Tucker, Jr., Reg. Surveyor, February 1, 1973 and said tract of land being bounded now or formerly as follows: On the North in part by Tract No. 3 on said plat, in part by road separating this tract from Tract No. 3 on said plat and in part by road separating this tract from Tract No. 2-C on said plat; on the East in part by Tract No. 1 on said plat and in part by Gainey land; on the South by Gainey land; and on the West in part by Kirven land and in part by Tract No. 3 on said plat, as will more fully appear by reference to said plat, a copy of which is recorded in the office of the Clerk of Court for Darlington County in plat Book 59, at page 191.

Being the same property conveyed by Kenneth E. Hancock to Grantor by deed dated and recorded December 31,1979 in Deed Book 890 at Page 150 in the office of the Clerk of Court for Darlington County, South Carolina.

TRACT NO. FIVE:

All that certain piece, parcel or lot of land situate, lying and being in the County of Darlington, State of South Carolina, with the block dwelling house thereon, containing one (1) acre, fronting and measuring 208.7 feet on a dirt road leading in an Easterly direction from U.S. Highway #52 across Seaboard Air Line Railroad and along the land of O'Tuel to land of Dunlap and extending back therefrom in uniform width in depth for a distance of 208.7 feet, bounded on the North by said dirt road and on all other sides by land of O'Tuel, the Northwestern corner of said lot lying approximately 200 yards East of S. A. L. Railroad crossing and the Northwestern corner and the Northeastern corner of said lot lying equidistant from the corner of said block house situate thereon.

Being the same property conveyed by Fannie Mae Gandy to Grantor by deed dated and recorded July 15, 1977 in Deed Book 764 at Page 99 in the office of the Clerk of Darlington County, South Carolina.

TRACT NO. SIX:

Beginning at a stake on Black Creek, thence S 33-30 W 1815 feet to an iron; thence N 52-30 W 231 feet to a stake; thence N 72-15 W 211.2 feet to a stake; said stake being S 72-15 E 396 feet from an iron; thence N 28-45 E 1782 feet to a stake on Black Creek; thence down Black Creek to the point of beginning. Said tract contains twenty (20) acres, more or less, and is shown on a map prepared by Carl Maness, L. S., dated November, 1971 and recorded in Plat Book 57 at Page 137 in the Office of the Clerk of Court for Darlington County, South Carolina.

Being the same property conveyed by Becker Sand & Gravel Company, Inc. to Grantor by deed dated and recorded May 1, 1978 in Deed Book 778 at Page 277 in the office of the Clerk of Court for Darlington County, South Carolina.

TRACT NO. SEVEN:

All of that certain piece, parcel or tract of land situate, lying and being in the County of Darlington, State of South Carolina, containing forty-six and twenty-eight one hundredths (46.28) acres, more or less, delineated on a plat made by Ferrell J. Prosser, R. L. S., dated December 15, 1986 and recorded in the office of the Clerk of Court for Darlington County in Plat Book 110 at Page 77, whereon the same is shown to be bounded on the Northeast by the run of Black Creek from iron pipe to iron pipe; on the Southeast by property of Nucor Steel for a distance of two thousand two hundred and seventy eight (2278) feet, more or less; on the Southwest by property of Nucor Steel for a distance of nine hundred thirty four and twenty eight one hundredths (934.28) feet, more or less; on the Northwest by property of Nucor Steel for a distance of one thousand nine hundred sixty-eight and sixty-one-one hundredths (1968.61) feet, more or less, extending back to Black Creek.

Being the same property conveyed by David A. Cohen, Jr. to Grantor by deed dated and recorded December 30,1986 in Deed Book 913 at Page 128 of the office of the Clerk of Court for Darlington County, South Carolina.

TRACT NO. EIGHT:

All of my right, title and interest in and to all that certain tract of land in the County of Darlington, State of South Carolina, shown on plat of survey prepared, by Ervin Engineering Co., Inc. dated July 15, 1992 as containing 404 +/- acres. According to the said plat the said tract is pounded as follows: on the Northeast by the run of Black Creek; on the Southeast by Coggeshall property for a distance of 2645.80 feet; on the South in part by property of Coggeshall for a distance of 976.08 feet and in part by property of Joyce L. Fink for a distance of 1960.17 feet; on the Southwest in part by property of Bobby E. and Sarah T. Hendrix and property of Joyce L. Fink for an aggregate distance of 2387.6 feet and in part by Darlington County Tax Parcel #161-00-01-017 for a distance of 350.03 feet; on the Northwest in part by Darlington, County Tax Parcel #161-00-01-017 for a distance of 898.07 feet and in part by property of Nucor Corporation for a distance of 1917 feet; and on the North by Darlington County Tax Parcel #161-00-01-017 for a distance of 117.97 feet. For a more particular description of said tract reference is made to the aforesaid plat, a copy of which is recorded in the office of the Clerk of Court for Darlington County in Plat Book 135, at page 101.

Being the same property conveyed by Charles K. Dunlap, Jr., Katherine D. Stackhouse and Louise O. Howell to Grantor by deeds dated and recorded October 27, 1992 in Deed Book D31 at Pages 320, 324 and 326, respectively, in the office of the Clerk of Court for Darlington County, South Carolina.

TRACT NO. NINE:

All that certain piece, parcel or tract of land in the County of Darlington, State of South Carolina, containing seven (7) acres, more or less, and bounded as follows: On the Northeast and Southeast by other property of the Grantors herein, on the South and Southwest by the run of Lucas Branch, and on the Northwest by property of the Grantee herein.

The said property being more particularly designated on a plat by Prosser Surveying Co., dated December 24, 1979, and recorded in the office of the Clerk of Court for Darlington County in plat Book 83, at Page 91.

Being the same property conveyed by C. K. Dunlap, Jr., Katherine D. Stackhouse, and Louise D. Howell to Grantor by deed dated and recorded April 8, 1980 in Deed Book 811 at Page 106 in the office of the Clerk of Court for Darlington County, South Carolina.

TRACT NO. TEN:

All that certain parcel or lot of land, lying and being in Darlington County, South Carolina, being designated as being a portion of the lands shown on a map made by T. W. Wilson, C.E., dated May 4, 1966 and designated as Tract No. 1 as 85.23 acres, a copy of said map being recorded in Plat Book 45 at page 241, in the Office of the Clerk of Court for Darlington County. Said Tract herein conveyed begins at an iron 494.6 feet S 00°-45' E of the South East corner of the Gandly lot shown on above map, thence S 54°-00' E 388 feet to an iron, thence S 36°-001 W 95.0 feet to a point, thence N 54°-00' W 388.0 feet to a point, thence N 36°-00' E 95 feet to the point of beginning. For a more particular description reference is craved to a map made by Ferrell J. Prosser, R. L. S., dated November 8, 1971 for Nuclear Corporation of America and which said map is of record in Plat Book 56 at page 43 in the Office of the Clerk of Court for Darlington County. Tract A herein conveyed is a portion of a larger tract of land heretofore conveyed to the Grantor herein by the County of Darlington by deed dated June 24, 1968 and recorded in Deed Book 608 at page 6 in the Office of the Clerk of Court for Darlington County.

ALSO, an easement and right-of-way twenty (20') feet in width from the center of Tract A to State Highway S-16-724 over and across the property of the Grantor herein for the purpose of ingress and egress to Tract A hereinabove conveyed.

TMS: 141-00-01-086

For the avoidance of doubt, tract no. ten is here so included if not previously included as was intended.

TRACT NO. ELEVEN:

All that certain piece, parcel or lot of land, lying and being, situate Northeast of Darlington, in the County of Darlington, State of South Carolina, and being more particularly shown and delineated as 15.00 acres, more or less, as shown on that certain plat prepared by Lind, Hicks & Assoc. Surveyors, Inc. dated February 3, 2006, and recorded in the Office of the Clerk of Court for Darlington County in Plat Book 202, at Page 39 and having such metes, courses and distances as are delineated and shown on said plat, reference to and adoption of which is hereby made pursuant to authority contained in Section 30-5-250 of the Code of Laws of South Carolina, 1976, as amended.

This being the same property conveyed to Darlington County Properties, LLC by deed of Covenant Properties, LLC, dated July 18, 2006, and recorded April 19, 2007, in Deed Book 1048, at Page 2751, in the Office of the Clerk of Court for Darlington County.

TMS: 141-00-01-100

EXHIBIT C

FEE AGREEMENT AMENDMENT

FIRST AMENDMENT TO FEE AGREEMENT

This FIRST AMENDMENT TO FEE AGREEMENT ("First Amendment") is made and entered into as of September 9, 2024 by and between DARLINGTON COUNTY (the "County"), a body politic and corporate and political subdivision of the State of South Carolina, acting by and through the Darlington County Council (the "County Council") as the governing body of the County, and NUCOR CORPORATION (the "Company") (the County and the Company together, the "Parties").

WHEREAS, at the request of the Company, as sponsor, and as an inducement to locate its manufacturing expansion project in the County, the County entered into a Fee Agreement ("Fee Agreement") providing for the payment of FILOT with the Company on July 1, 2019;

WHEREAS, on February 5, 2024, by County Council Resolution No. 773, the County agreed to extend the Investment Period of the Fee Agreement to allow the additional manufacturing expansion project to receive the benefits of the Fee Agreement in accordance with Section 12-44-30(13) of the Act; and

WHEREAS, on September 9, 2024, by County Council Ordinance No. 24-13, the County agreed to amend the definition of Real Property under the Fee Agreement to include property on which the additional manufacturing expansion project will be constructed to carry out the intent of Resolution No. 773; and

WHEREAS, the Company desires to amend the Fee Agreement to extend the Investment Period and modify the definition of Real Property by reference to Exhibit A under the Fee Agreement to include property on which the additional manufacturing expansion project will be constructed.

NOW, THEREFORE, IN CONSIDERATION OF THE ABOVE RECITALS, THE PARTIES AGREE TO AMEND THE FEE AGREEMENT AS FOLLOWS:

The definition of "Investment Period" shall be modified to read:

"Investment Period" shall mean the period beginning with the first day of any purchase or acquisition of Economic Development Property and ending ten years after the Commencement Date. For the avoidance of doubt, the Investment Period shall expire on December 31, 2029.

Exhibit A shall be modified to read:

Parcel Numbers: 161-00-01-017, 161-00-01-001, 142,00-02-019, 141,00-01-020, 141,00-01-021, 142,00-02-018, 141,00-01-086, 141,00-01-100.

Except as amended as provided for herein, the terms of the Fee Agreement are ratified and affirmed and shall remain in full force and effect. This First Amendment may be executed in any number of counterparts, and all of the counterparts taken together shall be deemed to constitute one and the same instrument.

IN WITNESS WHEREFORE, the Parties evidence their acceptance and agreement of this First Amendment by their execution hereof.

[SIGNATURE PAGES TO FOLLOW]

DARLINGTON, COUNTY, SOUTH CAROLINA

Signature: _____
Name: Bobby Hudson
Title: Chairman of County Council

ATTEST:

Signature: _____
Name: J. JaNet Bishop
Title: Clerk to County Council

NUCOR CORPORATION

Signature: _____
Name: Jason Freidenberger
Title: Vice President

DARLINGTON, COUNTY, SOUTH CAROLINA

Signature: _____
Name: Bobby Hudson
Title: Chairman of County Council

ATTEST:

Signature: _____
Name: J. JaNet Bishop
Title: Clerk to County Council

NUCOR CORPORATION

Signature: _____
Name: Jason Freidenberger
Title: Vice President

Darlington County Recording Page

Darlington Clerk of Court / ROD
Scott B. Suggs
Darlington County Courthouse
110 N. Main St.
Darlington, SC 29532
(843) 398-4330

OrdinanceNo : ***2025-018***

Doc ID - 004133760015

On (Recorded Date) : **12/4/2025**
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Index Type : **ORDINANCE**
Type of Instrument :
Type of Transaction: **Ordinance**

First INDEXED NAME

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