CLOSING STATEMENT

105 Industry Drive
Versailles, KY 40383
June 30, 2026

BUYER:
Woodford Economic Development Authority
126 S. Main Street
Versailles, KY 40383

SELLER:
Yokohama Industries Americas, Inc.
105 Industry Drive
Versailles, KY 40383

SETTLEMENT AGENT:
William K. Moore
100 United Drive, Suite 3A
Versailles, KY 40383

BUYER			SELLER	
Debit	Credit		Debit	Credit
8,500,000.00		**Sales Price**		8,500,000.00
	100,000.00	**Earnest Money Deposit**		
	420,000.00	**Lease/Rent Credit**	420,000.00	
	24,869.40	**Pro-rated County Taxes**	24,869.40	
	1,368.36	**Pro-rated City Taxes**	1,368.36	
		Real Estate Broker	255,000.00	
		Transfer Taxes	8,500.00	
250.00		**Legal Fees**	250.00	
50.00		**Recording Fees**		
8,500,300.00	546,237.76		709,987.76	8,500,000.00

Net Amount Due from Buyer:

8,500,300.00
- 546,237.76
7,954,062.24

Net Amount Due to Seller:

8,500,000.00
- 709,987.76
7,790,012.24

Total Receipts:

Block & Lot Real Estate, earnest money deposit	$ 100,000.00
Woodford County EDA	7,954,062.24
	8,054,062.24

Total Disbursements:

1. Woodford County Court Clerk, transfer tax and recording fees	$ 8,550.00
2. Block &Lot Real Estate, real estate broker's commission	$ 255,000.00
3. Moore Law Office, legal fees	$ 500.00
4. Yokohama Industries Americas, Inc., Seller's proceeds	$ 7,790,012.24
	$ 8,054,062.24

Notes:

Earnest Money Deposit:	$ 100,000 held by Block & Lot Real Estate per purchase agreement.
Lease/Rent Credit:	$ 420,000 advanced rent per lease agreement between parties
Prorated County taxes:	County taxes accumulated from 1/1/26 to 6/30/26 assumed by Buyer
Prorated City taxes:	City taxes accumulated from 1/1/26 to 6/30/26 assumed by Buyer
Real Estate Commission	3% of purchase price to Block & Lot Real Estate per purchase agreement
Transfer Tax	Tax due County Clerk on transfer of real property, $ 1 per $ 1,000 sales price
Legal Fees:	Buyer: Preparation of closing statement, title update, recording of deed Seller: Preparation of deed, Seller's affidavit
Recording Fees:	Recording of deed paid to County Clerk

BUYER:

WOODFORD ECONOMIC
DEVELOPMENT AUTHORITY

BY: _____
MICHAEL MICHALISIN, Chairman

SELLER:

YOKOHAMA INDUSTRIES AMERICAS, INC.

BY: _____
YASUHIKO TAJIMA, CEO & President

SETTLEMENT AGENT:

_____
WILLIAM K. MOORE