

INCENTIVE AGREEMENT

This Incentive Agreement is effective December 10th, 2025 (the “Effective Date”), and is entered into between the following parties:

GO TOPEKA: GROWTH ORGANIZATION OF TOPEKA/SHAWNEE COUNTY, INC.

719 S. Kansas Ave., Suite 100
Topeka, KS 66603
Phone: (785) 234-2644
Fax: (785) 234-8656
Contact Person/Title: Rhiannon Friedman, President, GO Topeka

HF RUBBER MACHINERY INC.

1701 NW Topeka Blvd
Topeka, KS 66608

WHEREAS, HF RUBBER MACHINERY INC. is a corporation that is in good standing and qualified to do business under the laws of the state of Kansas; and

WHEREAS, HF RUBBER MACHINERY INC. is contemplating investing approximately One Million Six Hundred Thousand Dollars (\$1,600,000) to construct improvements and equip additional production space in Shawnee County, Kansas; and

WHEREAS, HF RUBBER MACHINERY INC. intends to expand its operations and, in the process, create Nineteen (19) full-time jobs over the next approximately five (5) years; and

WHEREAS, GO TOPEKA desires to assist and promote HF RUBBER MACHINERY INC. by offering up to One Hundred Forty-Seven Thousand Dollars (\$147,000) in employment, training, and investment incentives; and

WHEREAS, HF RUBBER MACHINERY INC. acting in reliance upon the incentives set forth in this Agreement, has decided to maintain and expand its operations in Shawnee County, Kansas; and

WHEREAS, the parties wish to memorialize their understanding regarding the details of the incentive package through this legally enforceable contract.

WITNESSETH:

NOW, THEREFORE, in consideration of such mutual benefits and the mutual covenants and agreements expressed herein, the parties covenant and agree as follows:

1. Local Employment Incentive. GO TOPEKA agrees to provide to HF RUBBER MACHINERY INC. an employment incentive of up to One Hundred Two Thousand Dollars (\$102,000) (the “Employment Incentive”) for net new Full Time Employment Positions created by HF RUBBER MACHINERY INC. over five (5) years, subject to the limitations and requirements outlined herein. The eligibility for Employment Incentive of a new Full Time Employment Position is based on annual employee compensation as follows:

<u>Annual Compensation</u>	<u>Total Employment Incentive</u>	<u>Per Year</u>
• \$50,000 - \$59,999	\$5,000	\$1,000
• \$60,000 - \$69,999	\$6,000	\$1,200
• \$70,000 or more	\$7,000	\$1,400

A Full Time Employment Position receiving compensation of less than \$50,000 annually is not eligible for an Employment Incentive.

As used in this agreement, a “Full Time Employment Position” is an employee position that includes approximately 2080 paid hours of service in Shawnee County, Kansas, during each calendar year. For purposes of determining eligibility for Employment Incentives (and the amount thereof), compensation includes salary, bonuses or other cash incentives paid by HF RUBBER MACHINERY INC. to a full-time employee in a calendar year but does not include benefits. Each position shall be eligible to receive health insurance benefits, at least part of the premiums of which are paid by HF RUBBER MACHINERY INC., and paid time off. Nothing herein shall require that a Full Time Employment Position be held by the same person, nor shall this Agreement preclude HF RUBBER MACHINERY INC. from changing the title, purpose or utility of a position (as long as it meets the other requirements identified herein, including compensation). Each Full Time Employment Position must be one in which HF RUBBER MACHINERY INC. withholds and pays all federal, state and local employment taxes attributable to the employee. More than one position cannot be aggregated to qualify for an Employment Incentive.

Only new Full-Time Employment Positions shall be eligible for the Employment Incentive. A “new” Full Time Employment Position is an otherwise eligible Full Time

Employment Position that is in excess of and in addition to the Forty-One (41) Full Time Employees employed by HF RUBBER MACHINERY INC. as of December 10th, 2025.

A Full Time Employment Position shall not fail to qualify for the Employment Incentive if the position is vacated (voluntarily or otherwise) and HF RUBBER MACHINERY INC. is undertaking an open and active search and such position is filled within one hundred eighty (180) days after the vacancy during the calendar year. If unfilled for longer than one hundred eighty (180) days during a calendar year, the position will cease to qualify as a Full Time Employment Position and will not be eligible for an Employment Incentive for that year.

Notwithstanding anything to the contrary herein, a maximum Employment Incentive available hereunder shall not exceed One Hundred Two Thousand Dollars (\$102,000) in the aggregate. Generally, the maximum annual Employment Incentive payment shall be Twenty Thousand Four Hundred Dollars (\$20,400); however, if HF RUBBER MACHINERY INC. is experiencing faster than anticipated growth and the GO TOPEKA budget allows, the yearly Employment Incentive may exceed the noted maximum at the direction of the President of GO TOPEKA.

Installments of the Employment Incentive shall be available to be earned for up to five (5) consecutive years, with the first qualifying year beginning on December 10th, 2025 (with the Employment Incentive installment relating to Full Time Employment Positions established in 2025 paid in 2026), and the last qualifying year (depending when a position was added) ending on December 9th, 2030 (with the first Employment Incentive installment relating thereto paid in 2031).

GO TOPEKA will endeavor to make incentive payments according to the following schedule:

- New Full Time Employment Positions hired between December 10th, 2025 and December 31, 2025 will be eligible to receive the first incentive payment installment in 2026;
- New Full Time Employment Positions hired between January 1, 2026 and December 31, 2026 will be eligible to receive the second incentive payment installment in 2027;
- New Full Time Employment Positions hired between January 1, 2027 and December 31, 2027 will be eligible to receive the third incentive payment installment in 2028;

- New Full Time Employment Positions hired between January 1, 2028 and December 31, 2028 will be eligible to receive the fourth incentive payment installment in 2029;
- New Full Time Employment Positions hired between January 1, 2029 and December 31, 2029 will be eligible to receive the fifth incentive payment installment in 2030;
- New Full Time Employment Positions hired between January 1, 2030 and December 9th, 2030 will be eligible to receive the final incentive payment installment in 2031;

provided, however, that HF RUBBER MACHINERY INC. must first provide GO TOPEKA with sufficient documentation relating to such employment levels (as required elsewhere herein). GO TOPEKA shall make all reasonable efforts to complete payment of all incentive payments within sixty (60) days of the receipt of such sufficient documentation relating to employment levels.

The parties recognize there may be some turnover and fluctuations in HF RUBBER MACHINERY INC.'s employment levels. Therefore, a position may qualify for an Employment Incentive in one year after failing to qualify in a prior year.

For purposes of illustration, if HF RUBBER MACHINERY INC. hires throughout the period between January 1, 2026 and December 31, 2026 three (3) new Full Time Employment Positions receiving compensation of at least \$50,000 and one (1) new Full Time Employment Positions receiving compensation in excess of \$70,000, it would be eligible to receive an Employment Incentive installment in the amount of \$4,400 $[(3 \times 1,000) + (1 \times 1,400)]$ in 2027 upon receipt and verification of appropriate documentation.

2. Employment Incentive Calculation Documentation. When and as reasonably requested by GO TOPEKA, HF RUBBER MACHINERY INC. shall provide GO TOPEKA with state and federal employment tax returns and/or other information reasonably necessary to establish employment levels in Shawnee County, Kansas, for purposes of calculating Employment Incentives and monitoring HF RUBBER MACHINERY INC.'s performance hereunder. GO TOPEKA is granted the right to audit payroll and human resources records at any time during the term of this Agreement for purposes related to this Agreement. GO TOPEKA is granted the right to reduce payments made to HF RUBBER MACHINERY INC. by amounts found to be improper, unauthorized or unsubstantiated. GO TOPEKA shall have sole authority in this regard and shall base its decision upon information submitted, including the absence of documents to substantiate expenditure.

3. **Employee Training Incentive.** HF RUBBER MACHINERY INC. may earn an Employee Training Incentive in an amount not to exceed Nineteen Thousand Dollars (\$19,000) (the “Employee Training Incentive”).

GO Topeka shall reimburse HF RUBBER MACHINERY INC. for verifiable training costs including, but not limited to, tuition, registration fees, computer software for in-house training and other direct training costs incurred from December 10th, 2025 to December 9th, 2030 in accordance with the following provisions. HF RUBBER MACHINERY INC. shall be eligible for up to One Thousand Dollars \$1,000 in Employee Training Incentive for up to Nineteen (19), net new Full Time Employment Position (as defined in Section 1 “Local Employment Incentive”), created by HF RUBBER MACHINERY INC.. Thus, for HF RUBBER MACHINERY INC. to receive all Nineteen Thousand Dollars (\$19,000) in Employee Training Incentive the company’s full-time employment would need to increase to at least 41 + 19 (60).

An Employee Training Incentive payment may be made to HF RUBBER MACHINERY INC. starting in 2026 for training costs incurred by any full-time employee (new or existing) at HF RUBBER MACHINERY INC. in 2025 upon proof of approved training expenses in the form of paid invoices, or other verifiable records confirming payment for approved training expenses. The amount of Employee Training Incentive available in 2026 will be based on net new Full Time Employment Positions created by HF RUBBER MACHINERY INC. in 2025. For example, if HF RUBBER MACHINERY INC. created five (5) new Full Time Employment Positions in 2025, increasing the company’s full time employee count to [41 + 5 (46)] HF RUBBER MACHINERY INC. could receive a reimbursement of up to \$5,000 in 2026, for expenses incurred to train any existing or new full-time employee. Payment for training expenses incurred shall be available on a yearly basis thereafter through 2030 based on the previous year’s job creation and verifiable training costs. GO TOPEKA shall not reimburse HF RUBBER MACHINERY INC. wages paid to an employee while they are in training or incidental costs associated with training such as travel expenses, meals, and lodging.

4. **Real Estate and Equipment Investment Incentive.** For each One Million Dollars (\$1,000,000) in expenditure made by HF RUBBER MACHINERY INC. between December 10th, 2025 and December 9th, 2030 for the improvement of its real property located at 1701 NW Topeka Blvd, Topeka in Shawnee County, Kansas GO TOPEKA shall pay an incentive to HF RUBBER MACHINERY INC. of Twenty Thousand Dollars (\$20,000) (The

“Real Estate Investment Incentive”). The aggregate of said real estate investment incentive payments shall not exceed Twenty Thousand Dollars (\$20,000). HF RUBBER MACHINERY INC.’s investment in its real property in Shawnee County is expected to be One Million Dollars (\$1,000,000). The Real Estate Incentive payments shall be made to HF RUBBER MACHINERY INC. upon GO TOPEKA’s receipt of documentary evidence showing the investment and improvement (construction/remodel) in the real property.

For each One Hundred Thousand Dollars (\$100,000) in expenditure made by HF RUBBER MACHINERY INC. between December 10th, 2025 and December 9th, 2030 for the purchase of equipment to be housed at its real estate located in Shawnee County, Kansas GO TOPEKA shall pay an incentive to HF RUBBER MACHINERY INC. of One Thousand Dollars (\$1,000) (The “Equipment Investment Incentive”). The aggregate of said equipment investment incentive payments shall not exceed Six Thousand Dollars (\$6,000). HF RUBBER MACHINERY INC.’s investment in its equipment is expected to be Six Hundred Thousand Dollars (\$600,000). The Equipment Investment Incentive payments shall be made to HF RUBBER MACHINERY INC. upon GO TOPEKA’s receipt of documentary evidence showing the purchase of said equipment.

5. Use of Funds. The funds received by HF RUBBER MACHINERY INC. pursuant to this Agreement, shall be used for the purpose of purchasing and improving real estate and equipment in Shawnee County, Kansas and for the employment and training of persons to be employed in Shawnee County, Kansas. HF RUBBER MACHINERY INC. agrees to make every reasonable effort to include, in any bidding process, qualified Shawnee County, Kansas based contractors, subcontractors and vendors for construction of its facility and the purchase or procurement of machinery and equipment to be installed in its facility.

6. Notices. Any notices required or permitted to be given pursuant to this Agreement may be delivered in person or mailed, certified mail, return receipt requested, to the addresses identified above.

7. Miscellaneous. The following miscellaneous provisions shall apply to this Agreement:

a. Time is of the essence of this Agreement. HF RUBBER MACHINERY INC. agrees to provide written documentation demonstrating proof of performance within two (2) years of the Effective Date of this Agreement. This documentation must be submitted regardless

of whether any qualifying performance activity has occurred. In the event no such activity has taken place, HF RUBBER MACHINERY INC. shall submit a written statement within sixty (60) days after the second anniversary of the Effective Date, affirming that no qualifying performance has been achieved during the period. In the event no qualifying performance has taken place and no written statement affirming no qualifying performance has been submitted, HF RUBBER MACHINERY INC. will be in default of the agreement. In the event of such default, no additional incentive payments will be made under this Agreement and no application for future incentives will be considered until the termination of the original term established in this Agreement.

b. HF RUBBER MACHINERY INC. shall provide prompt advance notice to GO TOPEKA of any material change in HF RUBBER MACHINERY INC.'s ownership, control or management, including issues of insolvency or bankruptcy, or other material changes that could reasonably result in a default by HF RUBBER MACHINERY INC. under any agreement to which it is a party related to the matters set forth herein, or a change in the Full Time Employment Positions maintained in Shawnee County, Kansas.

c. HF RUBBER MACHINERY INC. agrees to participate in a public event with GO TOPEKA in Shawnee County, Kansas, celebrating the employment expansion contemplated by this Agreement. Such event would include general recognition of JEDO's and GO TOPEKA's involvement in the project.

d. This writing contains the entire agreement reached between the parties hereto with respect to the subject matter hereof, and may be amended only in writing, duly executed by all parties concerned.

e. This Agreement shall be interpreted under the laws of the State of Kansas, with venue being solely in the state District Court of Shawnee County, Kansas. In the event any provision is found to be unenforceable or unconstitutional, all other provisions shall remain in full force and effect.

f. HF RUBBER MACHINERY INC. agrees to make every reasonable effort to use, if qualified, Shawnee County residents to fill the new Full Time Employment Positions in Shawnee County, Kansas.

g. By signing this Agreement, the parties affirm that they have the authority of their respective corporations to enter into this Agreement and bind their respective entities.

h. This Agreement shall bind and inure to the benefit of the parties to this Agreement, their heirs, legal representatives, assignees, transferors and successors.

i. No failure by a party to insist on prompt performance by the other party of its obligations hereunder shall constitute a waiver of rights under the Agreement. Similarly, the waiver by a party of any breach of any provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach of that same or any other provision.

j. This Agreement may be executed in counterparts, each counterpart shall be deemed an original, and, when taken together with other signed counterparts, shall constitute one agreement, which shall be binding upon and effective as to all parties.

k. The parties acknowledge and agree that HF RUBBER MACHINERY INC. shall not assign, transfer, hypothecate or otherwise encumber this Agreement and its rights hereunder, without the prior written approval of GO TOPEKA.

l. Sarbanes-Oxley and similar legislation may have application to, or affect the accounting for, this Agreement by HF RUBBER MACHINERY INC..

m. GO TOPEKA makes no representation as to the taxability or tax effect of this Agreement and the incentive payments hereunder.

n. GO TOPEKA's obligations hereunder are contingent upon approval hereof by the Joint Economic Development Organization ("JEDO") and the continued funding of GO TOPEKA at adequate levels through a portion of the Shawnee County retailer's sales tax and/or by JEDO. GO TOPEKA may unilaterally reduce or eliminate any payments hereunder in the event that sufficient funds are not available (taking into account GO TOPEKA's other obligations). GO TOPEKA will endeavor to give HF RUBBER MACHINERY INC. advance notice of any reduction of funds when practical. HF RUBBER MACHINERY INC. agrees and understands that if there are not sufficient funds appropriated or available to GO TOPEKA to continue to make any payments hereunder (taking into account GO TOPEKA's other obligations), GO TOPEKA may terminate this Agreement with written notice of termination to HF RUBBER MACHINERY INC.. The reduction or elimination of any payments, and/or termination of this Agreement pursuant to this paragraph, shall not cause any penalty or damages to be charged to GO TOPEKA and HF RUBBER MACHINERY INC. waives and releases any rights, causes of action or claims it may have should such insufficiency of funds occur.

o. In carrying out the terms and provisions of this agreement, HF RUBBER MACHINERY INC. shall not unlawfully discriminate against any employee, applicant for employment, recipient of service or applicant to receive or provide services because of race, color, religion, sex, age, disability, national origin or any other status protected by applicable federal or state law or local ordinance.

p. HF RUBBER MACHINERY INC. agrees to make a good faith effort to provide relocating information to existing employees, and/or new employees with information/relocation materials regarding Topeka and Shawnee County, that support and promote residency within the Topeka/Shawnee County limits. Annual reporting of these efforts shall be provided to GO TOPEKA during the incentivized period defined in this Agreement.


q. Every duty, right, or obligation contained in this Agreement imposes an obligation of good faith in its performance or enforcement. For the purposes of the Agreement, “good faith” dealing means honesty in fact in the conduct or the transaction concerned.

r. Nothing herein contained shall be construed or held to make any party a partner, joint venture or associate of another party in the conduct of its business, nor shall either party be deemed the agent of the other, it being expressly understood and agreed that the relationship between the Parties hereto is and shall at all times remain contractual as provided by the terms and conditions of this Agreement.

s. The parties agree to execute and deliver such other documents, agreements or instruments as may be necessary or convenient to affect the purposes of this Agreement and to comply with any of the terms hereof.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date and year first above written.

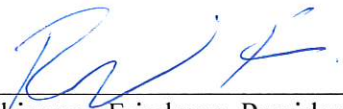
“HF RUBBER MACHINERY INC.”

By: 

John Adams, Executive VP , 12/10/2025

“GO TOPEKA”

GROWTH ORGANIZATION OF TOPEKA/SHAWNEE COUNTY, INC.

By: 
Rhiannon Friedman, President