



MICHIGAN BUSINESS DEVELOPMENT PROGRAM
Performance Based Grant - Term Sheet

The following is a summary of the highlights of the project and basic terms for which the Company desires grant support from the Michigan Strategic Fund ("MSF") under the Michigan Business Development Program ("BDP").

Date: 3/15/2012

- 1. Company Name: Sakthi Automotive Group USA, Inc. ("Company" or "Applicant")
2. Company Address: 86 Executive Drive, Troy, Michigan 48083
3. Company EIN: [Redacted]
4. Project Address ("Project"): 6401 West Fort Street, Detroit, Michigan
5. BDP Incentive Type: Performance Based Grant
6. Maximum Amount of BDP Incentive: Up to \$1,500,000 ("BDP Incentive Award")
7. Base Employment Level: 2. The number of jobs currently maintained in Michigan by the Company based on data submitted by the Company to the MEDC reflecting the Company's statewide employment level in Michigan prior to the proposed project.
8. Total Qualified New Job Creation: 170. The minimum number of total Qualified New Jobs the Company shall be required to create in Michigan (above the Base Employment Level), in addition to satisfying other milestones if applicable, to be minimally eligible to receive the

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full amount of the BDP Incentive Award. Each Qualified New Job must be performed for consideration by a Michigan resident (whose Michigan income taxes are withheld as required), and each Qualified New Job must be in excess of the Base Employment Level. The final terms and conditions of the requirements for the minimum number of Qualified New Jobs that must be created, including provisions addressing disbursements of portions of the BDP Incentive Award, and the effects of short term layoffs, furloughs, or similar gaps in employment on the required minimum hours per week, shall be included in the final Agreement.

a. Start Date for Measurement of Creation of Qualified New Jobs: Date of Approval of MSF Award

9. Company Investment: Up to \$18.6 million including purchase of a building, building renovations and purchase of machinery and equipment.

10. Qualified Investment: \$1,000,000 The total minimum amount of the required Company Investment in Michigan related to the project, which at a minimum must include the following: machinery and equipment related to the project at the project site *no later than December 31, 2012*. ("Qualified Investment"). The final terms and conditions of the Qualified Investment shall be included in the final Agreement.

11. Municipality supporting the Project: City of Detroit

a. Municipality Support. One of the conditions of execution of the final Agreement is the requirement that the municipality shall have committed to provide: property tax abatement related to the project. The final terms and conditions demonstrating this support shall be included in the final Agreement.

12. Disbursement Milestones: The final terms and conditions of each of the disbursements of any portion of the BDP Incentive Award shall be included in the final Agreement, including that before any disbursement is made to the Company, the Company must have maintained: (i) the Base Employment Level (exclusive of the number of Qualified New Jobs then created) and (ii) any Qualified New Jobs created for which disbursements by the MSF have been made, and must have maintained the amount of then required amount of the Qualified Investment and otherwise be in compliance with all terms and conditions of the final Agreement, and further shall include:

- a. Disbursement Milestone 1: Up to \$600,000 Upon demonstrated creation of 7 Qualified New Jobs above the Base Employment Level, acquisition of building located at 6401 W. Fort St, Detroit MI by Company and verification of final approval of municipality support by no later than 8/30/2012.
- b. Disbursement Milestone 2: Up to \$200,000 Upon completion of Disbursement Milestone 1, and upon demonstrated creation of 3 additional Qualified New Jobs above the Base Employment Level, upon demonstrated completion of an additional \$1,000,000 of the Qualified Investment by no later than 12/31/2012.
- c. Disbursement Milestone 3: Up to \$300,000 Upon completion of Disbursement Milestone 1 and Disbursement Milestone 2, and upon demonstrated creation of 40 additional Qualified New Jobs above the Base Employment Level, by no later than 06/30/2014.
- d. Disbursement Milestone 4: Up to \$400,000 Upon completion of Disbursement Milestone 1 and Disbursement Milestone 2, Milestone 3, and upon demonstrated creation of 120 additional Qualified New Jobs above the Base Employment Level, by no later than 04/01/2015.

13. Term of Agreement: Execution of Agreement to April 1, 2017.

14. Repayment Provisions:

Repayment provisions are required by law. The Repayment terms and conditions will be effective through the Term of the Agreement and shall be defined in the final Agreement. The final repayment provisions may require repayment of some or all of the disbursements made by the MSF, including if the Company moves 25% or more of their employees or operations for the Project out of Michigan, if the Company fails to maintain the Base Employment Level in Michigan, if the Company fails to maintain the Qualified New Jobs incented by this Award.

15. Reporting Requirements:

Periodic reporting will be required with this program. The detailed information needed from the Company will be included in the final Agreement, but will include Project reporting for such things as: amount of proposed Incentive, amount of actual incentive received by Company; amount of proposed and actual Investment made by Company for Project; the committed number of new jobs and the actual number of new jobs created as a result of the Project; the educational attainment of the employees hired; the number of new patents, copyrights, or trademarks applied for and issued to the Company; the number of licensing agreements by the Company and the number of such licensing agreements entered into by the Company with Michigan based firms; and any products commercialized by the Company.

16. Public Announcements:

The Company shall not make, or cause, any announcement of the proposed BDP Incentive Award parameters outlined in this letter before the date of approval by the MSF of the BDP Incentive Award, unless prior authorized and coordinated with the MEDC.

Any final BDP Incentive Award is contingent upon several factors, including: (i) submission by the Company of a completed application and all other documentation required under the BDP (ii) satisfactory municipality support (iii) available MSF funding (iv) completion of financial review, business integrity review, required background checks, and other business and legal review and due diligence as required, and the results of which must be satisfactory the MEDC, the MSF, and as applicable, the Chief Compliance Officer, (v) approval of an award by the MSF, and (vi) execution of a final Agreement containing the established milestones, repayment terms, reporting requirements, and all other detailed terms and conditions, required by the MSF.

If the Company is interested in the MEDC pursuing a recommendation to the MSF for a possible BDP Incentive Award for the Company along the above parameters, please sign and date this Term Sheet. If the MEDC does not receive the signed Term Sheet from the Company by March 21, 2012, the MEDC may not be able to proceed with any recommendation to the MSF.

COMPANY NAME SAKTHI AUTOMOTIVE GROUP USA INC.

By: [Signature]

Its: V. President

Dated: 3/22/2012

Acknowledged as received by:

Michigan Economic Development Corporation

By: [Signature]

Its: MEDC, RPM

Dated: 3/23/2012

[Signature]

Project Name	Sakthi Automotive Group
Discount Rate	3.25%
Payments + Repayment Period	5

	1	2	3	4	5	6	7	8	9	10
NPV										
Benefits from Project (REMI)	\$5,313,000	\$4,928,000	\$6,314,000	\$6,776,000	\$7,161,000	\$7,315,000	\$7,623,000	\$7,931,000	\$8,316,000	\$8,701,000
Cost of Project (Grant/Loan)	\$800,000		\$300,000	\$400,000						
Net	\$4,513,000	\$4,928,000	\$6,014,000	\$6,376,000	\$7,161,000	\$7,315,000	\$7,623,000	\$7,931,000	\$8,316,000	\$8,701,000

ROI	19.6
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If ROI > 1	Positive Benefit to State
If ROI < 1	Negative Benefit to State