

secure a direct, individual real estate tax bill for the Tenant from the Town of Ipswich. At such time, the Tenant shall pay the tax bill timely. Until such time, the Tenant shall pay additional rent to the Landlord in the amount of the real estate taxes attributable to the Lot and the buildings thereon, payable within fifteen (15) days from date of invoice from the Landlord. Landlord agrees to invoice the Tenant as many times per year as the Town of Ipswich invoices the Landlord for real estate taxes, which invoice shall be in the amount billed by the Town to the Landlord. The Landlord shall be under no obligation to seek an abatement of real estate taxes. The Tenant shall have the right to prosecute an application for abatement of taxes in the name of the Landlord or Tenant, provided, however, that the expenses of prosecuting such application shall be borne by the Tenant. At the Tenant's request, Landlord shall furnish the Tenant with all data and information in the Landlord's possession reasonably necessary for Tenant's application. If the Landlord shall receive any abatement or refund of said taxes for any tax year for which the Tenant shall have paid to the Landlord all taxes due, the Tenant shall be entitled to receive from the Landlord the amount of such abatement or refund.

7. UTILITIES.

- (a) Water and Electric. The Tenant shall be responsible for payments of water and electric service charges to the Town of Ipswich.
- (b) Waste Water Disposal. The Tenant's dwelling shall be connected to the common waste water system operated by the Landlord or its designee. The Tenant shall pay all disposal fees (including pumping, hauling, "tipping" and any other fees and costs charged to Landlord or its designee by the person or entity with whom Landlord or its designee contracts for such disposal, and without mark-up or surcharge by Landlord or its designee) charged for the disposal of waste water from the Tenant's dwelling, based upon metered water use, to the Landlord or its designee, within fifteen (15) days from date of invoice.
- (c) Other Utilities. The Tenant shall provide such other utilities to their lot at their own expense.

8. PERMITS AND LICENSES. It is understood and agreed that the Tenant shall obtain all necessary certificates, permits and other approvals required by any federal, state and local authorities necessary to undertake any repair, renovations or improvements to or to occupy said Lot or building or structure erected thereon.

9. TENANT'S RIGHTS UPON EXPIRATION OF TERM.

- (a) This Lease does not grant to the Tenant any right to extend the term of this Lease or any right to renew the Lease. The Landlord

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Thereafter, the Tenant shall have a right of first refusal to enter into a new Lease as follows. At least one hundred eighty (180) days prior to the expiration of the renewal term, the Landlord and the Tenant agree to negotiate, in good faith, a new lease on terms no less advantageous than those included in leases entered into between the Landlord and other tenants. The Landlord shall provide the Tenant with the form of the Lease which the Landlord has then adopted, which shall include provided that the form of Lease, including the anticipated rent and other charges as then calculated by the Landlord and imposed on similar leaseholds. As used elsewhere herein, "Term" shall include the initial 20 year Term and the 20 year renewal term, shall be on terms no less advantageous to the Tenant than those included in leases entered into between the Landlord and other tenants. The Tenant shall have sixty (60) days to notify the Landlord whether the Tenant elects to enter into the new Lease upon the proposed terms. If the Tenant exercises the right of first refusal, the new Lease shall be executed by the parties prior to the expiration of the Term, and the new Lease shall be effective immediately upon the expiration of the Term.

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shall provide a right of first refusal to the Tenant to enter into a new lease for the Lot prior to the expiration of the Term. At least one hundred eighty (180) days prior to the expiration of the Term, the Landlord shall provide the Tenant with the form of lease which the Landlord has then adopted. The new lease shall include the rent and other charges for the full term thereof and shall be for a term of not less than ten (10) years.

(b) The right of first refusal described in Paragraph 9(a) shall be included in all subsequent leases between the Landlord and the Tenant or Tenant's assignees. Landlord warrants that, for the period July 1, 2027 to June 30, 2037, the terms of a new lease will include, without deviation, the language of Paragraphs 2, 7, 11, 13-17, 19, 23, 25 and 26, and that the annual rent during that period shall be calculated in the same manner as the annual rent is to be calculated for fiscal years 2013 through 2027; provided, however, (1) that the Landlord may provide that the annual rent will be adjusted every two years and not every three years; (2) that the Landlord may change any language of the above-identified paragraphs if required by law or court order; and (3) that the Landlord may increase the amount in Paragraph 23(f) to up to Forty Thousand (\$40,000) Dollars.

(c) The Tenant shall have sixty (60) days to notify the Landlord whether it wishes to enter into the new lease upon the proposed terms. If the Tenant exercises its right of final refusal, the new lease shall be executed by the parties at least thirty (30) days prior to the expiration of the Term and the new lease shall be effective immediately upon the expiration of the Term.

10. INDEMNIFICATION. During the Term, the Tenant, subject to the provisions contained herein, agrees to indemnify, defend and save the Landlord harmless against and from any and all claims, damages, costs, expenses (including the Landlord's reasonable attorney's fees) fines, penalties and other liabilities of any and every kind and nature, to any person or property, arising out of Tenant's use and occupancy of the Lot, including, but not limited to, costs and expenses incurred in connection with any clean-up, remediation, removal or restoration work required by any federal, state or local governmental authority because of the presence of any Hazardous Substance on or about the Lot to the extent the Tenant caused any such environmental occurrence, but there shall be no indemnity for any claim caused by the Landlord's negligence or intentional misconduct, or those of its agents, servants or employees. If any claim or proceeding arising under the preceding sentence is brought, naming the Landlord as a party by reason of any such claim or proceeding, and the claim, proceeding, damage, loss or liability is not caused by the negligent

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acts or intentional misconduct of the Landlord, its agents, servants or employees, Tenant, at its own cost and expense, upon written notice from the Landlord, agrees to undertake forthwith to defend such action or proceeding and hold the Landlord harmless and indemnify the Landlord against any liability thereon which may be asserted or imposed.

For the purposes of this Section, "Hazardous Substance" shall mean waste, substance or other material which may be dangerous to health or the environment, including, without limitation, all "hazardous wastes", "hazardous materials", "hazardous substances", "toxic substances", and "oil", as defined in and/or regulated under the Resources Conservation and Recovery Act of 1976, as amended, and/or any other federal, state or local law, regulation or by-law.

11. QUIET ENJOYMENT. The Landlord covenants that the Tenant, on paying the rent and performing the covenants herein, shall peaceably and quietly have, hold and enjoy the Lot, subject, however, to rights of others to pass on foot or by vehicle over those paths and driveways which have historically been so used generally by tenants at Little Neck.

12. BREACH OF CONDITION. This Lease is made on condition that if Tenant should neglect or fail to pay the rent, the waste water disposal charges payable to Landlord or its designee, or the real estate taxes assessed on said property in accordance with G.L. c. 59, §2B, all as required in this Lease, and said neglect or failure continues for fifteen (15) days from the due date of such payment, the Landlord may terminate this Lease in accordance with and subject to the provisions of G.L. c. 186, §11. If the Tenant shall neglect or fail to perform or observe any of the terms of any federal, state or local law, by-law or regulation or the Rules and Regulations promulgated by the Landlord, and after receipt by the Tenant of written notice by the Landlord, the Tenant fails to commence to cure within sixty (60) days of such notice, or thereafter fails to diligently prosecute said cure to completion, or if the leasehold hereby created shall be taken on execution, or by other process of law, and such execution or other process is not satisfied or discharged within thirty (30) days thereafter or prior to a sale under said execution or other process which ever first occurs, or if any assignment shall be made of the Tenant's property for the benefit of creditors, or if a receiver, trustee in bankruptcy or similar officer shall be appointed (and if such person is not discharged within ninety (90) days thereafter) to take charge of all or any part of the Tenant's property by a Court of competent jurisdiction, or if a petition is filed by the Tenant under any bankruptcy law for relief or composition of its debts, or if the Tenant is declared bankrupt or if a mortgagee forecloses and/or takes possession of the chattel then, and in any of said cases, the Landlord may terminate this Lease upon written notice to the Tenant. Upon termination of this Lease for any reason under this paragraph, the

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disposition of the Tenant's improvements shall be governed by paragraph 14 below. Notwithstanding the termination of this Lease, the Tenant shall remain liable for (a) all rent and other amounts due under this Lease through the date of termination and (b) following termination, if the Tenant remains in possession of the Lot under paragraph 14 or otherwise, the Tenant shall be liable for a use and occupancy charge equal to the rent that would otherwise be due together with all other amounts due under the Lease through the date the Tenant delivers possession to the Landlord. The Tenant shall, in addition, be liable for all costs and expenses incurred by the Landlord occasioned by an event of default, including but not limited to reasonable attorneys' fees and other costs of collection, summary process and the exercise of any right or remedy permitted to the Landlord.

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13. TENANT'S TERMINATION OF LEASE. The Tenant may terminate this Lease upon one hundred twenty (120) days' written notice to the Landlord. Upon such termination, the disposition of the Tenant's improvements shall be governed by paragraph 14 below.

14. SALE OR REMOVAL OF TENANT'S DWELLING AND STRUCTURES.

(a) Upon the expiration of the Term or the earlier termination of the Lease, the Tenant shall be permitted the opportunity, for up to twelve (12) months subsequent to the expiration of the Term or the earlier termination of the Lease ("Sale/Removal Period"), to use diligent efforts to sell the Tenant's dwelling, structures and other improvements located on the Lot or remove same at the Tenant's expense. Failure of the Tenant to sell or to remove the Tenant's dwelling, structures and other improvements shall result in the dwelling, structures and other improvements becoming the property of the Landlord at the end of the twelve-month period. The Tenant shall pay the Landlord for use and occupancy an amount equal to the rent and other amounts due to the Landlord under this Lease during the period through the date of sale, removal or turn over to the Landlord of the dwelling, structures and other improvements on the Lot and such payments shall be due at the times as previously provided in the Lease. If the Term has expired prior to, or expires during, the Sale/Removal Period, the amounts to be paid for use and occupancy through the date of sale, removal or turnover to the Landlord shall be equal to the rent and other amounts being paid by the other tenants of Little Neck to the Landlord under leases then in effect.

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(b) If the Tenant fails to pay such use and occupancy charges within thirty (30) days from the due date of said payment, the Sale/Removal Period shall terminate and the dwelling, structures

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and other improvements on the Lot shall become the property of the Landlord; provided, however, within ten (10) days of a written request of the Tenant for permission to make monthly payments as described herein in lieu of the periodic payments of use and occupancy required by Paragraph 14(a) of this Lease, so long as the Landlord has not granted similar permission to five other tenants within the twelve (12) months immediately prior to the Tenant's request, the Landlord shall permit the Tenant to make, in lieu of the periodic payments of use and occupancy otherwise due under the Lease, monthly payments on the first day of each month during the Sale/Removal Period of \$650, together with payments of real estate taxes and utilities as set forth in this Lease. If the Tenant fails to make all such payments timely, the Sale/Removal Period shall terminate and the dwelling, structures and other improvements on the Lot shall become the property of the Landlord. If the Tenant makes all such payments timely, the difference between the use and occupancy due and the monthly payments made shall be paid to the Landlord from the proceeds of sale and such payment shall be a condition of an assignment of the Lease to the purchaser of the dwelling, structures and improvements.

- (c) In the event the Tenant elects to remove the dwelling, structures and other improvements, the Tenant shall remove same in their entirety and shall leave the Lot free of all personalty and of a grade and in a condition as if the Lot had never been improved. The Tenant shall pay all costs associated with disconnection of the dwelling from all utility services. The Tenant shall remain liable for all rent, use and occupancy and other amounts due up through the date of removal, which date shall be defined as the date the Lot is in the condition described above following the removal of all personalty. To secure payment to the Landlord, the Tenant, prior to beginning removal, shall provide to the Landlord a security interest in the Tenant's dwelling, structures and other improvements in such form as the Landlord may reasonably require, which security interest shall be promptly released upon full payment to the Landlord and full performance of the Tenant's obligations hereunder.
- (d) The Tenant shall be liable for the Landlord's reasonable costs of collection and of enforcement of Tenant's obligations hereunder, including reasonable attorney's fees.

15. ASSIGNMENT OR SUBLEASE. This Lease may be assigned or transferred or bequeathed by the Tenant, with written notice to the Landlord to a spouse, child, grandchild, sibling, niece or nephew of the

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Tenant (a "Relative") or to a trust, limited liability company, corporation or other legal entity owned or controlled by the Tenant or Relative(s). Subject to the Landlord's approval, which shall not be unreasonably denied or delayed, this Lease may be assigned to an individual/entity purchasing the Tenant's dwelling and any ancillary structures located on the Lot ("Tenant's Improvements"), during the Term or the Sale/Removal Period. The Landlord agrees to provide the Tenant with a response to the Tenant's request for approval of an assignment, within ~~twenty-one (21)~~ days of the Tenant's request and, if denied, the reasons for the same, in order to facilitate the sale of the Tenant's Improvements, ~~so long as Tenant provides to the Landlord a financial statement of the proposed assignee, signed under the pains and penalties of perjury, setting forth the assets, liabilities, and amounts and sources of annual income of the proposed assignee.~~ If the Landlord undertakes to conduct a background check on the proposed assignee, the Landlord shall do so in compliance with applicable laws and regulations. In the event of the sale of the Tenant's Improvements, the purchaser shall have the election of assuming this Lease or entering into a new twenty-year lease with the Landlord in the form which the Landlord has then adopted. The Landlord agrees to provide the Tenant and the Tenant's prospective purchaser the form of lease within seven (7) days of the Tenant's request in order to facilitate the sale of the Tenant's Improvements. The Tenant may sublease the Lot and Tenant's Improvements to an unrelated party for a term not to exceed one hundred twenty (120) days per year upon notice to, but without the requirement of the assent of, the Landlord. The Tenant shall not enter into any other sublease agreement. The Tenant shall promptly notify the Landlord of any sublease or assignment.

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16. COMMON AMENITIES. In addition to the exclusive use and occupancy of the Lot as described in Paragraph 11 above, the Tenant shall have the exclusive right, in common with other Little Neck tenants, to use the beaches, playgrounds, baseball field, dock, community center and other common amenities as currently provided by the Landlord for the enjoyment of the residents of Little Neck, subject to unavailability from time to time due to the making of repairs and improvements as necessary in the discretion of the Landlord. The Landlord shall provide reasonable security at the entrance to Little Neck during peak weekends and holidays to limit access to the Tenant and other Little Neck tenants, and a reasonable number of Tenant's invited guests.

17. RIGHT OF FIRST REFUSAL TO PURCHASE. The Tenant acknowledges that the Landlord does not possess the legal authority or power to sell the Lot during the term of this Lease. However, if at any time during the Term, the Landlord shall receive from any person a Bona Fide Offer (as defined below) to purchase the Lot, and shall have the desire and authority to sell the Lot pursuant to such Bona Fide Offer, the Landlord shall give written

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notice of the same to the Tenant, together with a copy of the Bona Fide Offer. A "Bona Fide Offer" shall mean an offer in writing setting forth all relevant terms and conditions of the proposed purchase from an offeror who is ready, willing and able to consummate the purchase. Upon the Tenant's receipt of such notice, the Tenant shall then have the right and option to purchase the Lot at the purchase price and upon the other terms set forth in the Bona Fide Offer, and as soon as practicable thereafter to consummate the transaction, provided only that the Tenant exercises such right and option by written notice to the Landlord within 60 days after the Tenant's receipt of the notice of the Bona Fide Offer. If the Tenant does not, for any reason, exercise the Tenant's option to purchase the Lot as provided above, then the Landlord shall have the right to sell the Lot at the purchase price and upon the terms set forth in the Bona Fide Offer. If the Tenant shall not exercise the Tenant's option to purchase the Lot with respect to any Bona Fide Offer, and if the transaction contemplated at the purchase price and upon the terms set forth in the Bona Fide Offer does not close, the Tenant's right of first refusal shall once again take effect with respect to such Bona Fide Offer and with respect to any subsequent Bona Fide Offer.

18. NOTICES. All notices hereunder must be in writing and shall be deemed validly given if sent by certified mail, return receipt requested, addressed as follows (or any other address that the party to be notified may have designated by like notice) and shall be deemed received as of the earlier of five days after the date of the postmark or actual receipt hereof.

the Landlord: Feoffees of the Grammar School
P.O. Box 166
Ipswich, MA 01938

Tenant: (To the Name and Address Shown
In the First Paragraph on the First
Page of This Lease)

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19. NOTICE OF LEASE. Upon the written request of the Tenant, the Landlord agrees to execute a Notice of Lease pursuant to Massachusetts General Laws Chapter 183, Section 4, to be recorded at the Essex South District Registry of Deeds at the Tenant's expense and a copy of said Notice of Lease as recorded shall be returned to the Landlord by the Tenant.

20. BINDING EFFECT. This Lease shall extend to and bind the heirs, personal representatives, successors and assigns of the parties thereof.

21. RIGHT OF ENTRY: Tenant agrees that the Landlord, the Landlord's agents and other representatives, shall have the right, without abatement

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of rent, to enter into and upon the Lot, or any part thereof, upon reasonable notice (except in the event of an emergency) for the purposes of examining the same to ensure compliance with the terms of the Lease, to make such repairs to the Lot as may be necessary for the safety and preservation thereof, or to make repairs off the Lot as to which the Lot provides access; provided, however, that such repairs (unless of an emergency nature) shall be made so as to cause a minimum of interference with the Tenant's use of the Lot.

22. TENANT'S COVENANTS. The Tenant covenants for the Term of this Lease as follows:

- (a) To pay when due, all rent, taxes and waste water disposal fees at the time and in the manner required as provided in this Lease.
- (b) At the expiration or earlier termination of this Lease to yield up peaceably to the Landlord the Lot in good order, repair and condition and unencumbered, subject to the provisions of Paragraph 4 of this Lease.
- (c) To indemnify and defend and hold the Landlord harmless from and against any mechanics' or other liens arising out of the making of any alterations, repairs, additions or improvements by the Tenant. All such work by the Tenant shall be done in accordance with all requirements of law, including all governmental regulations, in a good workmanlike manner, and with materials of good quality.
- (d) To comply with all local, state and federal statutes, laws, rules, codes, regulations, permits, licenses, certificates and court orders, whether or not in effect as of the commencement of the Term.
- (e) That the Tenant will not make or suffer any waste or any unlawful, improper or offensive use of the said premises.
- (f) That the Tenant shall not erect, alter, change, reconstruct or modify any building on the Lot, or use any building for any purpose other than as a single family dwelling or an accessory structure. Prior to any construction, reconstruction, alteration, changes or modifications, as aforesaid, the Tenant must submit to the Landlord three complete sets of plans, to scale, that clearly delineate all such proposed work. All work must be performed in accordance with said plans. No work can be started until the Landlord approves the plans. No exterior construction work on any building shall be conducted or carried on between June 1st through September 30th, inclusive, in each year in order to preserve the peaceful enjoyment of the area for Little Neck tenants. The Tenant acknowledges that no reconstruction, addition to or modification of an existing structure on the Lot shall alter or unreasonably interfere with the water views from the dwelling of any other tenant at Little Neck existing as of the Commencement Date. In no event shall this provision apply to renovations which take place solely in the interior of a dwelling or

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structure and which do not increase the footprint or height of the dwelling or structure.

- (g) That the Tenant shall (i) keep the grass cut upon the Lot and will not allow grass and other vegetation to grow in such a manner as to become a fire hazard to any building upon the Lot or any adjacent lots and (ii) trim trees and bushes upon the Lot so as not to unreasonably interfere with the water views from the dwelling of any other tenant at Little Neck existing as of the Commencement Date. No tree trimming or removal shall be undertaken without permission from the Landlord.
- (h) The Tenant hereby further covenants and agrees to comply with the Rules and Regulations duly promulgated by the Landlord, as they may be amended from time to time. Notwithstanding the foregoing, said Rules and Regulations shall not be contrary to the terms and provisions of this Lease.
- (i) The Tenant shall not drill, dig or construct any wells on the Lot.
- (j) The Tenant shall pay all costs of enforcement, including reasonable attorney's fees incurred by Landlord, in the event of Tenant's breach of one or more of the covenants contained in this paragraph.

23. LANDLORD'S COVENANTS. The Landlord covenants for the Term of this Lease, as follows:

- (a) The Landlord shall enforce the obligation of all tenants of Little Neck to keep trees and bushes trimmed so as not to unreasonably interfere with the Tenant's water views from the Tenant's dwelling existing as of the Commencement Date.
- (b) The Landlord shall enforce the obligations of all tenants of Little Neck set forth in Paragraph 22(f) of this Lease.
- (c) Notwithstanding anything to the contrary contained in this Lease, in the event of the damage by casualty or destruction, subsequent to the Commencement Date, of the whole or any part of the Tenant's dwelling, the Landlord shall permit the Tenant to rebuild the Tenant's dwelling to the same size, configuration and location as exists of the Commencement Date, with and subject to all necessary government approvals.
- (d) The Landlord shall not impose new Rules and Regulations without at least sixty (60) days' written notice to the Tenant and without conducting a meeting with interested Tenants to discuss the proposed new Rule or Regulation.
- (e) The Landlord shall consent to a mortgage or other security interest in the Tenant's improvements (dwelling, accessory structures, etc.) as may be sought by the Tenant; provided, however, that no such consent need be given to an interest which would adversely affect

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the rights of the Landlord under the Lease in the event of a breach or default by the Tenant.

- (f) Except in the case of an emergency, the Landlord shall not enter into (1) a contract or agreement for the disposal of waste water or (2) a contract or agreement for a capital improvement for an amount in excess of Twenty Five Thousand (\$25,000) Dollars without at least sixty (60) days written notice to the Tenant and without conducting a meeting with interested tenants to discuss the proposed contract or agreement.
- (g) The Landlord represents and warrants that it is the owner of Little Neck. The Tenant acknowledges that the District Attorney for the Eastern District has opined that the Landlord is a governmental body for purposes of the Open Meeting Law, G.L. c. 39, §§23A – 23C, with which opinion the Landlord disagrees and which opinion the Landlord has challenged in court. In the same court action, the Landlord has sought a declaration that it is not a governmental body for purposes of the Uniform Procurement Act, G.L. c. 30B. The Tenant acknowledges that, in the event it is determined that G.L. c. 30B applies to the Landlord, this Lease could be declared null and void. In that event, the Tenant hereby releases the Landlord from any and all claims or damages arising out of or relating to this Lease being so nullified. In the event of such a nullification, the parties hereto agree that the Tenant shall be a tenant at sufferance and that the Tenant shall pay to the Landlord for use and occupancy of the Lot the amounts provided for in Paragraphs 4, 6 and 7 of this Lease, the Landlord and the Tenant both hereby acknowledging that said amounts accurately constitute the fair and reasonable value of the Tenant's occupancy of the Lot.
- (h) Notwithstanding the Landlord's position that it is not a governmental body for purposes of the Open Meeting Law, G.L. c. 39, §§ 23A-23C, the Landlord agrees henceforth to conduct its meetings and operations in accordance with the Open Meeting Law. Nothing in this sub-paragraph or in this Lease may be construed as an agreement or admission by the Landlord that it is a governmental body for purposes of the Open Meeting Law, the Uniform Procurement Act or any other federal, state or local statute, ordinance, rule or regulation.

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24. SUBORDINATION. Subject to the Tenant's receipt of a reasonable subordination and nondisturbance agreement, this Lease, and all rights of the Tenant hereunder, are and shall be subject and subordinate in all respects to all mortgages given by the Landlord which may now or hereafter affect Little Neck ("Superior Mortgages"), to each and every advance made or hereafter to be made under the Superior Mortgages, and to all renewals, modifications, replacements and extensions of the Superior Mortgages. In confirmation of such subordination, the Tenant

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shall timely execute and deliver any instrument, in recordable form, if required, to the holder of any Superior Mortgages or any of their respective successors in interest as may be requested to evidence such subordination.

25. COMPLETE AGREEMENT. This Lease contains all the agreements, promises and understandings between the Landlord and the Tenant and no oral agreements, promises or understandings shall be binding upon either the Landlord or the Tenant in any dispute, controversy or proceeding at law, and any addition, variation or modification to the Lease shall be void and ineffective unless made in writing and signed by the parties hereto.
26. LAW GOVERNING. This Lease and the performance thereof shall be governed, interpreted, construed and regulated by the laws of the Commonwealth of Massachusetts.

[Signatures to Follow on Next Page]

In witness whereof, the parties hereto have set their hands and seals the day and year first above written.

Feoffees of the Grammar School
In the Town of Ipswich, Landlord
By:

Its: _____

Tenant(s)

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this ____ day of _____, 2008, before me, the undersigned notary public, personally appeared _____, Tenant(s), proved to me through satisfactory evidence of identification, which was a _____, to be the person whose name(s) is/are signed on the preceding document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

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NOTARY PUBLIC
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COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this ____ day of _____, 2008, before me, the undersigned notary public, personally appeared _____ proved to me through satisfactory evidence of identification, which was a _____, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose on behalf of the Feoffees of the Grammar School in the Town of Ipswich.

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NOTARY PUBLIC

My commission expires: _____

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EXHIBIT A

ANNUAL RENT

1. (a) July 1, 2007 - June 30, 2008 \$7,900

(b) In the event this Lease is executed after July 1, 2007, all rent in excess of payments received for the period beginning July 1, 2007 shall be paid within thirty (30) days of the date this Lease is executed by the Tenant.

(c) July 1, 2008 - June 30, 2009 \$8,600

(d) July 1, 2009 - June 30, 2010 \$9,400

(e) July 1, 2010 - June 30, 2011 \$9,900

(f) July 1, 2011 - June 30, 2012 \$10,900

2. For the three-year period commencing on July 1, 2012, the annual rent (that is, the rent for the period for July 1, 2012 through June 30, 2013 [Fiscal Year 2013], and for each of the two subsequent fiscal years) shall equal the total assessed value as of January 1, 2012 of the 167 improved lots offered by the Landlord for rent at Little Neck, multiplied by .05 and divided by 167, all so as to charge annual rent to the Tenant in an amount equal to five percent of the average assessed value of the 167 improved lots offered for rent by the Landlord. The rent shall thereafter be recalculated every third year in the same manner based on the assessed value of the 167 improved lots as of January 1 immediately prior to the fiscal year in which the recalculation is being performed. The annual rent will be recalculated in each of fiscal years 2016, 2019, 2022, and 2025. In no event shall the annual rent be less than \$9,000.

3. In the event that the assessed value has not been set by the Assessors before the beginning of any fiscal year in which a rent recalculation is being performed, the Tenant shall make quarterly payments based on the previous fiscal year's annual rent until that value has been set, following which quarterly payments will be adjusted as necessary to reflect the actual annual rent for the fiscal year. For example, if no assessed value for fiscal year 2013 was set by the Assessors prior to July 1, 2012, quarterly installments of rent for fiscal year 2013 will be \$2,725 based on the rent for fiscal year 2012 as set forth above until the assessed value for fiscal year 2013 is

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set. If, on December 15, 2012, the Assessors set the assessed value for fiscal year 2013 such that the annual rent is \$12,000, the Tenant will pay quarterly installments on January 1, 2013 and April 1, 2013, of \$3,275 each.

4. The parties hereto contemplate that the Tenant and other tenants of the Landlord may seek real estate tax abatements for the lots they are leasing from the Landlord for one or more fiscal years in which a rent recalculation is being made pursuant to Paragraph 2 (a "Rent Recalculation Fiscal Year"). The parties hereto understand that the abatement procedure may result in an increase or decrease in the total assessed value of the 167 improved lots offered for rent by the Landlord. In the event the total assessed value of the 167 improved lots for a Rent Recalculation Fiscal Year increases or decreases by an amount such that the annual rent calculation is altered by more than \$100, the difference is annual rent for the Rent Recalculation Fiscal Year and the two fiscal years following same, shall be added to or subtracted from, as the case may be, the annual rent for the next Rent Recalculation Fiscal Year and the two years following same, the increase or decrease being spread equally among the twelve payments in said three-year period.

5. The Annual Rent set forth herein does not include the Tenant's payments described in Paragraphs 6 and 7 of the Lease.

6. The Tenant shall also make a one time payment of \$1,800, less any amounts previously paid by the Tenant to the Landlord in response to the Landlord's [insert month and year of request] request for a payment related to the waste water disposal system, which one-time payment shall be paid within thirty (30) days of the date this Lease is executed by the Tenant.

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¶ ANNUAL RENT¶

¶ July 1, 2007 – June 30, 2008 . . . \$7,900¶

¶ In the event this Lease is executed after July 1, 2007, all rent in excess of payments received for the period beginning July 1, 2007 shall be paid within thirty (30) days of the date this Lease is executed by the Tenant.¶

¶ July 1, 2008 – June 30, 2009 . . . \$8,600¶

¶ July 1, 2009 – June 30, 2010 . . . \$9,400¶

¶ July 1, 2010 – June 30, 2011 . . . \$9,900¶

¶ July 1, 2011 – June 30, 2012 . . . \$10,900¶

¶ For each twelve-month period after June 30, 2012, which twelve month period shall hereafter be referred to as a fiscal year (the period of July 1, 2012 to June 30, 2013 being fiscal year 2013), the annual rent for each fiscal year shall equal the total assessed value of the 167 lots offered by the Landlord for rent at Little Neck, multiplied by .05 and divided by 167, all so as to charge annual rent to the Tenant in an amount equal to five percent of the average assessed value of the 167 lots offered for rent by the Landlord.¶

¶ The assessed value for a fiscal year shall be that value set by the Assessors of the Town of Ipswich as of January 1 immediately prior to the beginning of the fiscal year. In the event that value has not been set by the Assessors before the beginning of the fiscal year, the Tenant shall make quarterly payments based on the previous fiscal year's annual rent until that value has been set, following which quarterly payments will be adjusted as necessary to reflect the actual annual rent for the fiscal year. For example, if the annual rent for fiscal year 2013 was \$12,000 and no assessed value for fiscal year 2014 was set by the Assessors prior

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ANNUAL RENT

July 1, 2007 – June 30, 2008 \$7,900

In the event this Lease is executed after July 1, 2007, all rent in excess of payments received for the period beginning July 1, 2007 shall be paid within thirty (30) days of the date this Lease is executed by the Tenant.

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July 1, 2009 – June 30, 2010 \$9,400

July 1, 2010 – June 30, 2011 \$9,900

July 1, 2011 – June 30, 2012 \$10,900

For each twelve-month period after June 30, 2012, which twelve month period shall hereafter be referred to as a fiscal year (the period of July 1, 2012 to June 30, 2013 being fiscal year 2013), the annual rent for each fiscal year shall equal the total assessed value of the 167 lots offered by the Landlord for rent at Little Neck, multiplied by .05 and divided by 167, all so as to charge annual rent to the Tenant in an amount equal to five percent of the average assessed value of the 167 lots offered for rent by the Landlord.

The assessed value for a fiscal year shall be that value set by the Assessors of the Town of Ipswich as of January 1 immediately prior to the beginning of the fiscal year. In the event that value has not been set by the Assessors before the beginning of the fiscal year, the Tenant shall make quarterly payments based on the previous fiscal year's annual rent until that value has been set, following which quarterly payments will be adjusted as necessary to reflect the actual annual rent for the fiscal year. For example, if the annual rent for fiscal year 2013 was \$12,000 and no assessed value for fiscal year 2014 was set by the Assessors prior to July 1, 2013, quarterly installments of rent for fiscal year 2014 will be \$3,000 until the assessed value for fiscal year 2014 is set. If, on December 15, 2013, the Assessors set the assessed value for fiscal year 2014 such that the annual rent is \$13,000, the Tenant will pay quarterly installments on January 1, 2014 and April 1, 2014, of \$3,500 each.

In the event the total assessed value of the 167 lots for a fiscal year is increased or decreased by reason of the statutory abatement procedure and results therefrom, and the increase or decrease in the total assessed value alters the calculation of annual rent by more than \$100, the difference shall be added to or subtracted from, as the case may be, the annual rent for the fiscal year immediately following the conclusion of all

abatement proceedings for the fiscal year for which an abatement or abatements are sought.

The Annual Rent set forth herein does not include the Tenant's payments described in Paragraphs 6 and 7 of the Lease.

The Tenant shall also make a one time payment of \$1,800, less any amounts previously paid by the Tenant to the Landlord in response to the Landlord's [insert month and year of request] request for a payment related to the waste water disposal system, which payment shall be paid within thirty (30) days of the date this Lease is executed by the Tenant.

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