

12.1

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, ss.

SUPERIOR COURT DEPARTMENT
C.A. No. 2182 CV 00603

E STREET LLC
Plaintiff,

v.

TOWN OF BRAINTREE, MAYOR
CHARLES C. KOKOROS,
INDIVIDUALLY, and MAYOR
CHARLES C. KOKOROS, TRUSTEE
OF PETERSEN TRUST,
Defendants.

**AFFIDAVIT OF NICOLE TAUB IN
SUPPORT OF DEFENDANTS'
OPPOSITION TO PLAINTIFF'S MOTION
FOR PRELIMINARY INJUNCTION**

RECEIVED & FILED
2017 JUL 16 PM 2:55
CLERK OF THE COURTS
NORFOLK COUNTY

I, Nicole Taub, being duly sworn hereby depose and state as follow:

1. I am the Chief of Staff and Operations and Town Solicitor for the Town of Braintree. Prior to joining the Town of Braintree in July 2018, I was employed by the City of Boston as Senior Special Assistant Corporation Counsel to the Boston Police Department. I was employed by the City of Boston as counsel for the Boston Police Department for eleven (11) years.

2. I have personal knowledge about the facts alleged in the Complaint, statements made by Mr. Paul Cokinos, and other facts surrounding the development of the pool and ice rink complex in Braintree, Massachusetts that is the subject of this litigation (the "Project").

3. The Project started with a gift of \$65,000.00 from Fore River Tugboat Captain August Petersen to build a swimming pool in town. The funds were deposited into an interest-bearing account (the "Petersen Trust") and by 2013 had grown to \$2,124,357.30. Over the years there have been several probate orders allowing for modification/revision to the terms of the gift and a special act that allows for the public-private partnership to build the facility ("Special Act") (over time it evolved from just a pool to an ice-skating rink/pool complex).

4. In September 2014, the Town published a Request for Proposals (“RFP”) seeking proposals for the design, construction and operation of the Project. The Project was originally awarded to 5 Capital Management/BSC Partners (collectively “BSC Partners”) who, pursuant to a Lease and Development Agreement and subsequent Ground Lease executed between the parties, were paid one million dollars (\$1,000,000.00) from the Petersen Trust upon meeting of certain milestones. The total Town contribution to the project was agreed to be one million five hundred thousand dollars (\$1,500,000.00).

5. On December 23, 2015, BSC Partners filed an application with the Planning Board for issuance of a special permit related to the construction of the Project. The application proposed a sports complex of 157,160,000 square feet to include a swimming pool, two ice rinks, a turf field and related amenities. After numerous public hearings and review of the application, a revised plan was submitted to the Planning Board on December 13, 2016. The revised plan included a smaller building, totaling 86,710 square feet, and eliminated the turf field and some related commercial accessory uses. In addition to the public hearings, the Planning Board requested a peer review specifically related to the proposed drainage system design. The special permit was issued on January 26, 2018, and included 109 conditions related to the development and construction of the Project. Additional permits included a variance issued by the Zoning Board of Appeals on March 26, 2018, and subsequently extended on February 25, 2019, and an Order of Conditions issued by the Conservation Commission on March 6, 2018.

6. On February 28, 2018, the Town and BSC Partners executed a ground lease (the “Lease”) with a term of fifty (50) years with an option to renew for one additional term not to exceed five (5) years. Among other things, the Lease set forth construction, payment and financing obligations of the parties.

7. In accordance with the Special Act, the Town engaged an Owners Project Manager (“OPM”) through PMA Consultants (“PMA”) in January 2019. Steve Rusteika (“Rusteika”) was the principal assigned from PMA and was engaged to provide consulting services and to serve as the project manager for the design, development and construction of the Project.

8. In the following paragraphs I describe several meetings that have transpired since 2019. I attended all meetings referenced.

9. I became involved in the Project as the Town Solicitor in or around early 2019. On April 3, 2019, BSC Partners was notified, in writing, that they failed to complete their obligations as set forth in the Lease, were in default and that a failure to cure within thirty (30) days would result in termination. **Exhibit A.**

10. Near the end of BSC Partners’ cure period, BSC proposed assigning their rights in the Project to Plaintiff, E Street, LLC (“E Street”), which is managed by Paul Cokinos (“Cokinos”).

11. On May 2, 2019, BSC Partners, Cokinos and Town officials held a meeting to discuss the possible assignment of the Project to E Street. During the meeting, Cokinos indicated an interest in the Project, noting the location as a big draw. At the time, the concerns noted were related to design and pricing; however, Cokinos was prepared to do his own design and work with an architect to stamp the plans. Cokinos also stated that Main Street Bank, located in Marlborough, would finance the project. The parties also discussed the outstanding bills relating to the Project.

12. On May 2, 2019, as a follow up to the meeting, I provided Cokinos with copies of the Special Act governing the Project, the Planning Board decision, the Conservation Commission approval, the Zoning Board of Appeals decision and extension, the Ground Lease and the Parking Agreement with the School Committee.

13. On May 3, 2019, Cokinos reported that he was interested in the project and requested thirty (30) days or to May 20, 2019, to review the materials, obtain a letter from his bank, prepare the design work and update the lease.

14. On May 6, 2019, BSC Partners, Cokinos, former Chief of Staff Joe Reynolds (“Reynolds”) and I met to review the outstanding balances due relating to the Project. Later that day, further discussions were held relating to the details of the assignment and specifically, liability for the balances due. BSC Partners and Cokinos agreed to enter into an agreement for payment of the outstanding balances and that the Town was not responsible for this debt.

15. On May 7, 2019, Cokinos provided a letter to former Mayor Joseph Sullivan (“Mayor Sullivan”) from Main Street Bank, located at 81 Granger Boulevard, Marlborough, MA 01752. **Exhibit B.** The letter, authored by Chief Executive Officer Walter J. Dwyer, IV (“Dwyer”), indicated support for Jack Corbett’s (Cokinos’ partner) proposal for the development of the Project and the success Jack Corbett and Cokinos had with their ice rink in Dedham. The letter also noted that, “[W]hile it is too early in the process for me to issue any formal commitments on this new project, I know that I and my bank would love another opportunity to work with Jack and his team.”

16. This has been the only written communication received from Main Street Bank relative to the Project and does not qualify as a commitment letter for E Street.

17. On May 8, 2019, I spoke to Dwyer from Main Street Bank about potential financing of the Project. Dwyer provided positive information about his experience with Jack Corbett and Cokinos, but noted that he would need to see the Project projections and numbers in order to provide a commitment of financing. Documents necessary included a construction cost analysis,

placing a lien on the property and avoid delay in the construction of the Project. On May 23, 2019, the parties had an agreement to resolve the dispute for \$80,000.00.

21. On June 6, 2019, a meeting was held with Mayor Sullivan, Reynolds, Rusteika, Cokinos and myself. Level One Design, the engineering firm engaged by BSC Partners, was also present to discuss the condition of the land. Cokinos indicated that the site work and foundation could be done, with steel work to begin by September 2019. Cokinos again stated that the project would take nine (9) months for completion and that he would submit financing after receiving final numbers from LL French, the contractor engaged to do the excavation and site work.

22. On June 19, 2019, a meeting was held with representatives from Town Departments relevant to the Project including, Planning and Community Development, Conservation, Department of Public Works, Water & Sewer and the Building Department. Also present were Cokinos, Mayor Sullivan, Rusteika and an associate from PMA and a resident working with Cokinos. The purpose of the meeting was to discuss construction and what needed to be done to get started, set expectations and establish time frames for the parties to move forward. During the meeting, Cokinos confirmed that LL French would do the excavation and site work and that Level One would remain as the engineer. Cokinos was informed that the application for the building permit should be filed at any time, but the sooner the better. A follow up meeting was scheduled for June 26, 2019.

23. During a telephone call on June 25, 2019, Cokinos reported concerns about the water table on the property and requested additional test pits. In response, the Town performed an additional test pit on the property, at the location proposed for the pool. The results were discussed in a meeting on June 26, 2019, with Cokinos, Town Engineer Bob Campbell, Town Water Superintendent Louis Dutton, Town Conservation Planner Kelly Phelan (“Phelan”), Town

Planning Director Christine Stickney (“Stickney”), Rusteika, his associate and myself. Cokinos was satisfied with the results and E Street planned to present a revised footprint to the Planning Board for a minor modification at the July 9, 2019 meeting.

24. The Due Diligence period expired on June 30, 2019, with no indication that E Street would not proceed with the Project.

25. On July 26, 2019, Troika reported that the matter had not been resolved and on August 6, 2019, reported that there was no deal.

26. On August 8, 2019, a meeting was held with Cokinos, Stickney, Rusteika, his associate and Building Inspector Russell Forsberg (“Forsberg”). The parties discussed the minor modification reducing the footprint of the building and agreed that the documents would be provided to the Planning Board no later than August 13, 2019, for the meeting on August 20, 2019. The parties also discussed the building permit and Forsberg agreed he would take the materials piece meal rather than waiting until everything was complete to issue a building permit. This would allow for issuance of a foundation permit while other items were pending.

27. On August 15, 2019, I submitted revised materials to the Planning Board on behalf of the Town and E Street relative to the reduction of the building footprint. The minor modification was approved at the Planning Board’s August 20, 2019 meeting.

28. On August 19, 2019, after further negotiation, E Street, the Town and Troika entered into a Compromise and Settlement Agreement as a compromise settlement for architectural services provided to BSC Partners by Troika in exchange for a waiver by Troika of objections to one-time use of design concepts for the Project and a release of claims against BSC Partners, E Street and the Town. Pursuant to the terms of the Settlement Agreement, E Street agreed to assume the payment obligation in the amount of eighty thousand dollars (\$80,000.00) to

be paid as follows: Partial payment of \$30,000.00, \$15,000 from E Street and \$15,000.00 directly from the Town, upon execution of the agreement; \$10,000 payable when E Street is able to apply for a foundation permit; and \$40,000 prior to going vertical with the Project, as evidenced by E Street's application for a building permit. Further, the Town agreed to guarantee the payment of \$50,000.00 if E Street withdraws from the Project or December 31, 2019, whichever event first occurs.

29. E Street breached the Settlement Agreement by failing to pay the \$50,000 balance owed to Troika and, as a result, the Town was required to issue payment in the amount of \$50,000.00 (in addition to the previously issued payment of \$15,000.00) in early 2020.

30. On August 19, 2019, BSC Partners, E Street and the Town finalized the Assignment of the Project and executed an Assignment and Assumption Agreement and supporting documentation. E Street assumed all rights and responsibilities for the Project and the Town and BSC Partners executed mutual releases contingent on E Street meeting five (5) project milestones: (1) assignment is signed; (2) financial obligations are satisfied; (3) E Street obtains commitment of private financing; (4) E Street obtains a building permit; and (5) the Project achieves weather tight status.

31. On August 21, 2019, I provided Cokinos with some of the action items that needed to occur over the following week including a review of the special permit conditions with Stickney, securing an operator for the pool element of the facility and review of the addition of a diving well and setting up fencing and marking off the parking lot at the high school in order to mobilize before the start of school on September 4, 2019. Issues regarding contracts with contractors and engineers, as well as securing the steel for the building and confirming financing also needed to be resolved.

32. On September 5, 2019, the Town, Cokinos and PMA met with representatives from the School Department and the Department of Public Works to review access to the site and parking impacts during construction. A follow up meeting was held on September 19 with Mayor Sullivan, PMA, Cokinos and myself. During this meeting, Mayor Sullivan agreed to expand the existing times for deliveries to the site and a site visit was scheduled for the following week to review the conditions of the special permit. Numerous conditions were outstanding and needed to be completed prior to the start of construction. Plans were also made to conduct an additional test pit on the property and Dig safe was contacted to schedule the test pit on or about September 25, 2019.

33. To memorialize the obligations E Street was accepting in assuming the Lease, on September 26, 2019, the Town and E Street entered a Ground Lease Modification Agreement (“Modification Agreement”). **Exhibit C.** The purpose was to reflect all the changes from the initial BSC Lease that the Town and E Street negotiated and agreed to. A copy of the Ground Lease is attached as **Exhibit D.**

34. As of October 4, 2019, there were several conditions from both the Special Permit and Order of Conditions that needed to be met before site work could begin. These included, among other things, a meeting with staff to review the permit and schedule a pre-authorized site visit, identification of an individual responsible for all activities on the site, review of the existing Drainage Operation and Maintenance Plan to determine if modifications were needed, placement of the appropriate signage on the site, submission of a dewatering plan, application for a water and sewer permit, marking of the wetlands, filing of a bond and submission of Construction Phasing Plans.

35. On October 10, 2019, a meeting was held with Cokinos, an independent engineer, E Street's site manager, Stickney, Rusteika and his associate. Cokinos had engaged with new contractors to complete site work and drainage and reported having general agreements in place. To satisfy, in part, the outstanding conditions from the Special Permit and Order of Conditions, a site visit was scheduled for October 16, 2019. Deadlines for completion of the outstanding items were set with all items scheduled for completion by October 30, 2019.

36. As of February 2020, several items remained outstanding including a written commitment from a lending institution, timeline for completion of stamped construction documents, a construction schedule, CORI checks for contractors, installation plan for a cross country line, a written construction phasing plan and a dewatering plan. During a meeting on February 4, 2020, with Cokinos and Mayor Charles Kokoros ("Mayor Kokoros") several of the outstanding items were discussed. Based on the current status of the Project, priority action items included submission of architectural plans, a list of firms that will be involved in the Project, their contact information, role(s) and a contact person, a Construction Schedule including a description of the work to be completed and company responsible, the dewatering plan, Construction Phasing Plans, proof of licenses and permits and other administrative and construction related items. According to Cokinos, it would take 3-4 weeks of clearing land, with drainage installation occurring concurrently, and that the steel would be relocated to the site in March.

37. Site work occurred on site from around January to March 2020 by C. Carney Environmental ("Carney") and Metro Equipment Corporation ("Metro"). In or around March/April 2020, Cokinos unilaterally stopped work on the site. There was no stop work issued by the Governor or Mayor Kokoros because of COVID. Students were not in school at the time and it would have given E Street an opportunity to use the entire parking lot as needed and get

work done with minimal disruption. E Street did not send a notice as required under the Ground Lease that COVID was an Unavoidable Delay.

38. On May 12, 2020, a meeting was held with Mayor Kokoros, Stickney, Phelan, the Town Engineer and Assistant Engineer, Cokinos and his site manager to discuss water on the site. Dewatering was required and the site manager was going to contact Metro to see if they would perform the work, which was reported as outside their scope.

39. On June 4, 2020, a meeting was held on the site with Rusteika, Stickney, Phelan, the Assistant Town Engineer, the Chair of the School Committee, Cokinos, the E Street site manager and representatives from Metro. During the meeting Cokinos reported that he was looking to replace Level One Design with a new engineer to evaluate the design before construction restarts on the site. As of the meeting, the new firm, Allen & Major Associates had not begun reviewing the design. It was made clear that any redesign of the drainage would require Planning Board approval and Cokinos acknowledged that the project was already behind schedule. It was unclear why there was a concern about the design this far into the site work and if the plan was going to change there would need to be a clear explanation as to why the plans had received all necessary approvals and were now not believed to work. The issue of foundation plans was also discussed. Cokinos reported that they were in progress and almost complete, but was not ready to submit them as of this date. Additionally, a plan was set to conduct additional test pits.

40. On June 5, 2020, Cokinos confirmed that Allen & Major Associates would take over as the engineer for the project. An engineer was on site June 15th to review the Project and, as a result, concluded that the foundation would need to be redesigned. When asked if the engineer recommended redesigning the drainage plans for the project, Cokinos said, "No. I hope not. I think

there will be modifications put in place long distance line ok just we're the cal tech baffles are located the ground does not drain properly.”

41. Despite Cokinos' statement, just over one month later the Town, through Stickney, received a memo from Phil Cordeiro (“Cordeiro”) of Allen & Majors Associates dated July 9, 2020, recommending redesign of the drainage system for the Project. To implement the changes, approval of a major modification was required by the Planning Board. The matter was scheduled for discussion before the Planning Board at the July 14, 2020 meeting; however, the E Street did not file an application until September 2020 to be heard at the Planning Board's October 13, 2020 meeting. To help move the requested modification through the planning process, Town staff facilitated an expedited peer review, which usually takes a minimum of approximately sixty (60) days to complete. As a result, the requested major modification was approved by the Planning Board at the November 2020 meeting.

42. On February 4, 2021, a meeting was held with Mayor Kokoros, Forsberg, Phelan, Interim Director of Planning and Community Development Melissa SantucciRozzi (“SantucciRozzi”), Town Engineer John Thompson (“Thompson”) and Cokinos. At the meeting there was discussion about raising the foundation and including a diving well. The Project was on the agenda for the Conservation Commission's March 4, 2021 meeting and grading work would start as soon as possible after that.

43. Around this time Cokinos requested that the Town not involve PMA in the Project when work began again. The Town agreed as long as Cokinos continued to make progress.

44. Despite this discussion, E Street had not submitted Foundation plans as of the March 4, 2021, Conservation Commission meeting and there remained conditions outstanding relative to the Special Permit.

45. Around this time the Town was also informed that E Street had new contractors engaged to work on the Project and an introductory meeting with all parties was to be scheduled.

46. On February 24, 2021, SantucciRozzi informed Cokinos again of the outstanding conditions and requested that the information be provided. These items remained outstanding as of March 5, 2021, and further follow up was requested. On March 15, 2021, Cokinos provided incomplete responses to SantucciRozzi.

47. On March 31, 2021, Mayor Kokoros, Services Coordinator Kate Naughton, SantucciRozzi and I met with Cokinos to discuss the status of the Project. Cokinos reported that he had engaged with an architect and that grading started on the site with Phelan's approval.¹ This was the first time in over a year that Cokinos had referenced his architect. We requested that Cokinos have his architect attend all future meetings.

48. At the same meeting, Cokinos further reported that the Foundation Plan was completed and he would provide a draft. Finally, Cokinos stated that he would provide a commitment letter from his bank. As a result, Cokinos agreed to meet weekly milestones for the following four weeks as follows:

- Week 1: Foundation Plan; Updated Financing; Date to pour concrete; Date for steel to go up; Status of Drainage equipment;
- Week 2: Updated plans for the outside of the facility; Contract with pool designer;
- Week 3: Updated plans for the inside of the building;
- Week 4: Final plans.

¹ After the meeting, it was determined that Phelan had not authorized work to begin on the site. Notwithstanding, SantucciRozzi approved work as long as erosion control was in, all decisions were recorded and the information requested on February 24, 2021 was provided. The Town wanted site work to get started as soon as possible, but needed to ensure that everything was in place prior to starting.

49. In addition to the weekly milestones, the parties agreed to meet each Friday at 10 am to report on progress made. The first meeting was scheduled for Friday, April 9, 2021. Cokinos did not attend the meeting and instead sent representatives from Allen & Major Associates and his site work team. The architect was not present and the information provided was incomplete. Additionally, no information was provided relative to the financing of the Project.

50. On April 12, 2021, Cokinos informed me via e-mail that he could not attend the meeting because he had a change in schedule to attend to. Cokinos noted that his financing was in underwriting “as we speak” and that he would have an answer but not today. In response, I reiterated my request from the meeting that Cokinos provide confirmation and a copy of what was submitted to the bank by noon Monday, April 12, 2021. I also informed Cokinos that the plans provided at the April 9, 2021 meeting were insufficient to obtain a foundation permit and that they did not appear to include the entire footprint for the facility. Also, I reminded Cokinos of his obligations for Week 2, April 16, 2021, including a rendering of the exterior of the building and a contract with the pool designer.

51. On April 12, 2021, Cokinos provided a word document with a breakdown of the financing sought. **Exhibit E.** No information was provided from a bank regarding financing.

52. On April 15, 2021, Cokinos informed me that he would not be able to attend the meeting scheduled for Friday, April 16, 2021 because his architect was hospitalized and out of commission and he was not feeling so well. Cokinos also indicated he would deliver later that day that day: Building specifications, Design drawings for the first floor layout; Front of Building Drawing with heights; and Building description with all build outs on the first floor. According to Cokinos, the foundation drawings were being revised and the pool foundation details were being

added and would follow up by the end of the day to see if they would be ready. Despite Cokinos' promises, nothing was provided on April 15, 2021.

53. On April 15, 2021, Mayor Kokoros sent a letter to Cokinos regarding his failure to meet the milestones set at the March 2021 meeting and to express his disappointment in the cancellation of the Week 2 meeting. **Exhibit F.** Mayor Kokoros reiterated the Week 2 milestones and again requested the information that was due the previous week including financing information from the bank, drawings sufficient to obtain a foundation permit and responses to the permit conditions. Finally, Mayor Kokoros raised concerns regarding the outstanding balances owed to contractors that had performed work on the site. Cokinos did not provide any of the requested information.

54. On April 16, 2021, I informed Cokinos via e-mail, as well as certified and regular mail, that E Street was in default of the Lease and a failure to cure the defaults would result in the termination of the contract, effective May 16, 2021 (the "Default Letter"). **Exhibit G.** As outlined in the Default Letter, E Street was in default of three specific terms of the Ground Lease. Specifically,

- a. Under Section 3.1(c), E Street had failed to demonstrate through written documentation that E Street obtained financing sufficient to commence and complete the construction. This confirmation was due on or before December 24, 2019 but E Street has yet to provide this information;
- b. Under Section 3.5, E Street was required to pay all costs related to the Project. As of April 16, 2021 the Town had been provided sufficient information that E Street was delinquent in payments to two vendors, C. Carney Environmental and Metro Equipment Corporation, totaling approximately \$500,000;
- c. Under Section 3.1, E Street had failed to meet the established deadlines to obtain a building permit necessary to commence construction. E Street's failure in this regard was related to their failure to obtain and/or submit foundation and architectural plans.

55. On April 20, 2021, Cokinos asked me to set up a one-on-one meeting with Mayor Kokoros at the site. I advised him that the Mayor's schedule was tight and he should consider contacting him directly. Cokinos did not contact the Mayor and I was not contacted again regarding the Project until May 5, 2021, more than two weeks after serving the notice of termination, when counsel for E Street, Robert "Bob" Kelly, left me a voice mail and multiple e-mails. **Exhibits H, I, J.**

56. These contacts were the first time E Street attempted to formally characterize the construction related modifications as Unavoidable Delay as defined in the Ground Lease.

57. A meeting was scheduled with Mayor Kokoros and E Street for May 10, 2021, to discuss an extension of the time allowed to cure the defaults. During the meeting, Cokinos acknowledged that the only correspondence provided from Main Street Bank was the letter dated May 2019 and could not provide further details with regard to the financing of the Project. Attorney Kelley stated that he would insert himself into communications with the bank and would personally ensure that the financing commitment was obtained; however, he would not be able to get a final commitment without a thirty (30) day extension. In the interim, he agreed to provide a pre-commitment letter no later than Monday, May 16, 2021. Additionally, Cokinos agreed to provide the following by June 15, 2021:

- a. Architectural drawings and renderings showing sufficient level of detail, including but not limited to, the pool, landscaping and steel. Additionally, E Street will provide a 3D model of the facility by this date;
- b. A completed foundation permit application and proof of filing; and
- c. Proof of meaningful negotiations with any contractor with an outstanding balance for work performed related to the Project.

58. During the meeting, Mayor Kokoros was clear that any extension of time would require a waiver of litigation if the conditions were not met by the extended deadline. Cokinos

agreed to waive litigation against the Town and, as a result, an extension of thirty (30) days was agreed to. On May 12, 2021, I sent a letter to Attorney Kelley memorializing the agreement.

Exhibit K.

59. To avoid any confusion, in my May 12th letter I repeated that absent any extraordinary circumstances, E Street's failure to provide the above enumerated materials by June 15th would result in termination of the Lease and E Street would be required to leave the Project, would waive any and all rights provided for in the Lease, and expressly released the Town from any potential liability related to the Project, whether known or unknown, as of the date of the termination. **Exhibit K.**

60. As of May 18, 2021, Cokinos had failed to provide a pre-committee commitment letter of financing from Main Street Bank as agreed during the May 10th meeting. I sent a request for an update to Attorney Kelley, noting that no such letter had been received and instead Cokinos indicated that he was bringing on a partner. No further details of the partnership were provided and, despite the Town's attempt to schedule a meeting with Cokinos and the supposed new partner, Cokinos was unable to appear at Town Hall at the scheduled time and the meeting was cancelled.

61. In a response dated May 19, 2021, Attorney Kelley stated, "I can get to this later today or first thing tomorrow...Out of commission till 5." A further response from Attorney Kelley was not provided until May 24, 2021, which, among other things, indicated that underwriting could no longer be completed.

62. On June 14, 2021, in anticipation of the end of the cure period, I contacted Attorney Kelley and reminded him of the impending deadline and requested an update. **Exhibit L.**

63. Attorney Kelley responded promising action on the filing of the foundation permit but requested yet another extension to obtain financing. **Id.**

64. On June 15, 2021, Cokinios delivered what he stated were completed plans for the Project to the Town and stated he would have a letter confirming financing later that afternoon/evening.

65. Following review by Forsberg, the drawings were deemed insufficient and no letter guaranteeing financing was ever provided.

66. E Street did provide a letter from a company called “RF| Boston” or Real Estate Finance Boston dated June 15, 2021. **Exhibit M.** This letter claimed that “Peterson[sic] Recreational Complex LLC”, not E Street, had been approved a line of credit for the purchase of the property.

67. Regardless of the accuracy of the letter, E Street had no agreement to purchase the property or even an option to purchase the property where the Project was located. This letter is in substance a standard form “pre-approval” letter generated by a bank prior to land acquisition. The letter made no mention of the Project or construction of the pool, ice rink or any other feature and was not signed. This letter did not meet E Street’s obligations from the May 10th meeting.

68. On June 17, 2021, after reviewing the materials provided and discussing the submission with the Mayor and Assistant Solicitor Huff, Huff sent a Termination Notice to E Street, via counsel, notifying it that the Lease was being terminated due to its failure to cure the defaults identified in the April 16, 2021 notice. A copy of the Termination Notice is attached as **Exhibit N.**

69. Following the Termination Notice, the Town learned that E Street continued performing site work at the property. Specifically, it was discovered that the portion of the asphalt parking lot closest to the field was torn up in connection with E Street’s revised drainage plan. This asphalt must be replaced immediately as the parking lot in question is set to be utilized by the

Braintree High School for parking when school begins in September. A Stop Work Order was posted on the site on June 22, 2021.

70. Further, and in continued violation of the Lease, E Street remains delinquent in payment to a third contractor – Rudy V. Pompeo Inc. (“Pompeo”). Pompeo has contacted the Town on several occasions asking if they can complete the work they began. Further, they have reported to the Town that E Street currently owes them approximately \$500,000. Pompeo’s equipment remains on the site.

71. After learning of this additional work, the Town incurred the expense to surround the Project area with a temporary fence secured by a lock to ensure no one has access to the site.

72. The Town is also currently trying to determine what was and was not completed in terms of proposed site work and drainage and have been in touch with Allen & Majors for any as built plans.

73. The Town has been trying to obtain information and documents from E Street since 2019. Despite repeated requests, and obligations in the Lease, materials including a commitment of financing, a construction phasing schedule, architectural drawings for the entire building and foundation plans are still outstanding in 2021.

74. Currently, after more than 4 years and two Ground Leases, despite the Town’s best efforts to help BSC and then E Street, the Town has nothing to show its citizens in the way of progress toward construction of the Petersen pool or anything related to the Project.

Signed under the pains and penalties of perjury this 16th day of July, 2021.

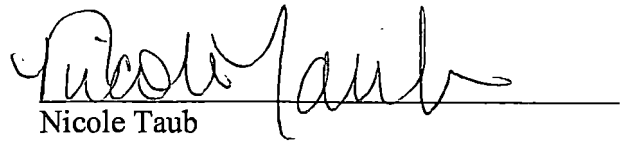

Nicole Taub

EXHIBIT A



TOWN OF BRAINTREE
OFFICE OF THE TOWN SOLICITOR
One JFK Memorial Drive
Braintree, Massachusetts 02184
Tel: 781-794-8153 Fax: 781-794-8305

Joseph C. Sullivan
Mayor

Nicole I. Taub
Town Solicitor

April 3, 2019

BSC Partners, LLC
c/o David Boucher
1395A Commerce Way
Attleboro, MA 02703

Delivered In Hand

Re: Braintree Sports Complex

Dear Mr. Boucher,

As you know, BSC Partners, LLC (BSC) has failed to obtain financing for the Braintree Sports Complex (Complex) and, based on recent conversations, does not have the funding necessary to proceed with the project. As you know, there are several governing documents relating to the development, construction and operation of the Complex, starting with the special legislation enacted to allow this project to move forward and culminating with the execution of the ground lease (Lease) on February 28, 2018. Given the amount of time that has passed since the selection of BSC and the execution of the Lease, and the lack of progress on this project, the Town has serious concerns about BSC's current performance and plans for completing this project. As detailed below, BSC has failed to complete its obligations as set forth in the Lease and as of the date of this correspondence is in default requiring termination.

Article 3

Section 3.1-Project.

The Lease sets forth clear responsibilities for both parties regarding the funding of this project, including BSC's agreement to "make diligent efforts to obtain financing" within ninety (90) days from the expiration date of the latest appeal period of the latest obtained permit.¹ See *Section 3.1(c)*. More than ten (10) months have passed since the latest appeal period of the latest obtained permit and BSC has failed to "demonstrate to the Town through written documentation" that it has obtained a commitment of sufficient financing to commence and

¹ The Order of Conditions was approved by the Conservation Commission on March 1, 2018 and issued on March 7, 2018. The appeal period expired on May 7, 2018. As a result, BSC was required to obtain financing no later than August 5, 2018.

complete the construction of the project. Therefore, BSC is in violation of the Lease and the Town is exercising its right to terminate pursuant to Section 3.1(c), effective May 3, 2019.

Section 3.5-Manner of Construction; Cost of Project.

In addition to the obligation to obtain financing, BSC maintains a responsibility to “pay (or cause to be paid) all costs and expenses associated with the Facility, Tenant Improvements or Tenant Work (including, without limitation, all architectural, engineering, construction, legal and consultant fees and costs, other than payments agreed to and made under the terms of the Components Agreement).” To “offset design, engineering, permitting, and construction costs,” and in recognition of the public benefits arising from the construction of the project, the Town agreed to provide a total payment in the amount of one and a half million dollars (\$1,500,000.00) towards the project. To date, the Town has disbursed one million dollars (\$1,000,000.00) to BSC for the preparation of preliminary and final design and engineering plans and permitting costs. *See Section 15.1.* Despite the Town’s commitment of funds as set forth in the Lease, BSC has been unable to produce the necessary construction documents to obtain a building permit and begin construction. Based on recent discussions, this is the result of outstanding balances to the vendors contracted by BSC to perform these services. As noted above, these outstanding costs are the responsibility of BSC and the failure to pay these expenses constitute an event of default pursuant to Article 11, Section 11.1(d) and 11.2 of the Lease. In the event that BSC is able to secure financing and commence construction, thereby rendering the above termination null and void, it must also cure this default through payment of all outstanding balances no later than May 3, 2019 in order to prevent the expiration and termination of the Lease due to the Event of Default described herein. *See Sections 11.1(d) and 11.2.*

Further, please be advised that the termination of the Lease does not relieve BSC from liability to pay any outstanding costs, or other obligations, relating to the project. *See Sections 4.2(a) and 11.7.* As such, the Town demands that BSC fulfill its obligations as previously agreed and pay all outstanding balances in full. Also, to the extent there are any construction documents, plans and specifications not previously provided, the Town demands production in the event of a termination of the Lease.

For these reasons, and the overwhelming evidence that BSC has not met the obligations outlined in the Lease, this letter shall service as notice that the Lease shall terminate in thirty (30) days, effective May 3, 2019, if BSC fails to cure the defaults identified herein. Upon the termination of the Lease, title to the facility, all tenant improvements and any design plans relating to the Complex shall immediately vest in the Town and shall be surrendered.

If you have any questions please contact me at (781) 794-8153.

Sincerely,


Nicole I. Taub

cc: Scott F. Lacy, Esq., 11 Robert Toner Boulevard, Suite 5, North Attleboro, MA 02760

EXHIBIT B



Main Street
BANK

May 7, 2019

Mayor Joseph C. Sullivan
Town of Braintree
1 John F. Kennedy Memorial Drive
Braintree, MA 02184

RE: Ice Rink

Dear Mayor Sullivan,

I'm writing this letter in support of Jack Corbett and his proposal to work with you and the Town on development of the new ice arena in Braintree. I've worked with Jack for close to fifteen years. We've done business personally and professionally, and I'm proud to say we've developed a personal friendship as well. Jack is a smart businessman with an extensive network, which has enabled him to build two strong businesses. Of particular interest to you I'd imagine is the success he and his partner Paul Cokinos have had with their venture in Dedham. Main Street Bank has the mortgage on this property, and prior to that it was with my former employer; it has always performed flawlessly.

While it is too early in the process for me to issue any formal commitments on this new project, I know that I and my bank would love another opportunity to work with Jack and his team. If you have any questions, I'd be more than happy to talk with you. My direct number is 978-502-5216.

Thank you for your consideration,

Walter J. Dwyer, IV
Chief Executive Officer

EXHIBIT C

GROUND LEASE MODIFICATION AGREEMENT

THIS GROUND LEASE MODIFICATION AGREEMENT ("Agreement") made this 21st day of September, 2019, by and between the Town of Braintree, a Massachusetts municipal corporation having a principal place of business at One JFK Memorial Drive, Braintree, Massachusetts ("Town"), and E Street LLC¹, with an address of 1105 E Street, Dedham, MA 02026 ("Assignee").

WITNESSETH:

WHEREAS, Town and BSC Partners LLC ("Assignor 1") entered into that certain Ground Lease Agreement dated February 28, 2018 (hereinafter referred to as the "Ground Lease"), pursuant to which Assignor 1 leased from Town the Premises stated therein; and

WHEREAS, the Ground Lease was assigned by Assignor 1 to Assignee in accordance with that certain Assignment and Assumption Agreement dated of even date (the "Assignment Agreement"); and

WHEREAS, in connection with the Assignment Agreement, and as a condition to the effectiveness thereto, the parties hereto desire to modify the Ground Lease with respect to Assignee's obligations and timetable for performance, all as more specifically detailed below.

WHEREAS, the parties hereto desire to amend and supplement the Ground Lease, all as hereinafter provided.

NOW THEREFORE, in consideration of the foregoing and the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and the mutual promises contained herein, the parties hereto, intending to be legally bound, agree as follows:

1) Recitals. Each of the foregoing recitals and representations form a material part of this Agreement and are incorporated herein by this reference.

2) From and after the effective date hereof, Assignee shall be deemed to be the Tenant named under the Ground Lease.

3) To strike the following from Article I, Section 1.1(a): "The right to permit, construct, use, repair, maintain, replace, and operate two indoor hockey rinks and a swimming pool, together with ancillary uses thereto, including: locker rooms and changing areas; spectator areas; physical therapy, training, concessions and other accessory businesses as shown on plans incorporated and referenced in Required Permits; and offices, meeting rooms, and conference facilities (the "Facility"), as described herein and the Use Schedules" and replace with "The right to permit, construct, use, repair, maintain, replace and operate a recreational facility that shall include the Captain August J. Petersen swimming pool, at least one full size ice surface, one half sheet ice surface and any other recreational facilities subject to the approval of the Town, together with ancillary uses thereto, including: locker rooms and changing areas; spectator areas;

¹ Or nominee

physical therapy, training, concessions and other accessory businesses as shown on plans incorporated and referenced in Required Permits; and offices, meeting rooms, and conference facilities (the "Facility"), as described herein and the Use Schedules."

4) To strike the following from Article I, Section 1.3: "Since a Phase I Environmental Site Assessment has not yet been fully completed, the Tenant does not waive all rights to object to the condition thereof and does not assume all risks in connection therewith the Premises. In the event that the Phase I Environmental Site Assessment identifies a recognized environmental condition on the Premises or specifically requires specific testing or sampling pursuant to a Phase II Environmental Site Assessment, the Tenant shall have the right to terminate this Agreement, unless the Town assumes sole responsibility and cost for any required testing, sampling and/or remediation, and the subject Agreement is amended to reflect the same."

5) To strike from Article I, Section 1.4(b): "Two skating rinks with ice surfaces 200 feet long and 85 feet wide, with spectator stands to accommodate 750 people for one of the rinks" and replace with "One skating rink with an ice surface 200 feet long and 85 feet wide, with spectator stands to accommodate 750 people and one half sheet with an ice surface 90 feet by 90 feet."

6) To add Article I, Section 1.4 as (d): "A turf surface not to exceed 180 feet in length and 100 feet in width."

7) To add to Article I, Section 1.4(c): "Both the rinks, **the turf field** and the pool."

8) To strike the following from Article 3, Section 3.1(a): "Tenant shall commence work on the Project constructing the Facility and Tenant Improvements within ninety (90) days following the later of (i) the receipt by Tenant of all Required Permits, defined below, beyond applicable appeal periods and (ii) the closing on the Initial Project Financing, as such period may be affected by Unavoidable Delay as defined in Section 3.1(b) below (the "Outside Construction State Date"), which permits and financing Tenant shall diligently pursue and which construction Tenant shall thereafter diligently and continuously prosecute to Final Completion (as defined below) in accordance with the Schedule of Performance, provided below." And replace with "Tenant shall commence work on the Project constructing the Facility and Tenant Improvements within thirty (30) days following the later of (i) the receipt by Tenant of all Required Permits, defined below, beyond applicable appeal periods and (ii) the closing on the Initial Project Financing, as such period may be affected by Unavoidable Delay as defined in Section 3.1(b) below (the "Outside Construction State Date"), which permits and financing Tenant shall diligently pursue and which construction Tenant shall thereafter diligently and continuously prosecute to Final Completion (as defined below) in accordance with the Schedule of Performance, provided below."

9) To strike the following from Article 3, Section 3.1(a): "The date upon which Final Completion of the Project occurs shall be referred to herein as the "Final Completion Date," which shall occur not later than twenty-four (24) months from the latest date beyond applicable appeal periods of the Required Permits unless extended pursuant to Section 3.1(b) due to the occurrence of a Unavoidable Delay or for other reasons described in this Ground Lease." And

replace with "The date upon which Final Completion of the Project occurs shall be referred to herein as the "Final Completion Date," which shall occur not later than fifteen (15) months from the latest date beyond applicable appeal periods of the Required Permits unless extended pursuant to Section 3.1(b) due to the occurrence of a Unavoidable Delay or for other reasons described in this Ground Lease."

10) To strike the following from Article 3, Section 3.1(c): "If Tenant is unable to demonstrate to the Town through written documentation, within ninety (90) days from the expiration date of the latest appeal period of the latest obtained Required Permit, that Tenant has obtained a commitment of sufficient financing from institutional or other sources to commence and complete the construction of the Project, the Town may terminate this Ground Lease upon thirty (30) days written notice to Tenant; provided, however, that if Tenant obtains said financing within such 30-day period, such termination notice shall be null and void and this Ground Lease shall continue in full force and effect." And replace with "If Tenant is unable to demonstrate to the Town through written documentation, within sixty (60) days from the execution of this Amendment, that Tenant has obtained a commitment of sufficient financing from institutional or other sources to commence and complete the construction of the Project, the Town may terminate this Ground Lease upon thirty (30) days written notice to Tenant; provided, however, that if Tenant obtains said financing within such 30-day period, such termination notice shall be null and void and this Ground Lease shall continue in full force and effect."

11) To strike the following from Article 3, Section 3.3(a): "If, despite Tenant's diligent efforts, Tenant is unable to obtain all Required Permits, including any license needed for the operation of amusement devices within the Facility, for the initial construction of the project by June 30, 2018, Tenant shall have the right to terminate this Ground Lease by written notice to the Town." And replace with "If, despite Tenant's diligent efforts, Tenant is unable to obtain all Required Permits, including any license needed for the operation of amusement devices within the Facility, for the initial construction of the project by November 30, 2019, Tenant shall have the right to terminate this Ground Lease by written notice to the Town."

12) To strike the following from Article 15, Section 15.1: "In recognition of the public benefits arising from the construction of the Project, and the fulfillment of the intended use of funds bequeathed to the Town from Captain Petersen as a gift for the specific purpose of the construction of a swimming pool to serve Town residents (the original gift, as augmented by subsequent investment proceeds, being designated as the "Donated Funds"), the Town agreed in the Components Agreement to a schedule of payments by the Town to the Tenant from the Donated Funds, to offset design, engineering, permitting and construction costs, in a total amount of One Million and Five Hundred Thousand Dollars (\$1,500,00) ("Town's Financial Contribution"). As of the date of the execution of this Lease, the Town has paid \$697,663.32 towards the preparation of preliminary and final design and engineering plans and other costs associated with the permitting process ("Prior Contribution"). Notwithstanding any provision to the contrary in the Components Agreement, the schedule for the payment of the remaining portion of the Town's Financial Contribution shall be as follows:..." And replace with "In recognition of the public benefits arising from the construction of the Project, and the fulfillment of the intended use of funds bequeathed to the Town from Captain Petersen as a gift for the specific purpose of the construction of a swimming pool to serve Town residents (the original

gift, as augmented by subsequent investment proceeds, being designated as the "Donated Funds"), the Town agreed to a schedule of payments by the Town to the Tenant from the Donated Funds, to offset design, engineering, permitting and construction costs, in a total amount of One Million Dollars (\$1,000,000) ("Town's Financial Contribution"), which as of the date of the execution of this Modification has been paid in full."

13) To strike from Article 15, Section 15.1, subsections (a) and (b).

14) To strike the following from Article 16, Section 16.2: "BSC Partners, LLC, c/o David Boucher, 1395A Commerce Way, Attleboro, MA 02703—With a copy to: Scott F. Lacey, Esq., 11 Robert Toner Boulevard, Suite 5, North Attleborough, MA 02760." And replace with "E Street LLC, c/o Paul Cokinos, 1105 E Street, Dedham, MA 02026--With a copy to: Bob Kelley, Esq., 656 Canton Ave., Milton, MA 02186.

15) Defined Terms. Terms that are defined in the Ground Lease shall have the same meanings when such terms are used in this Agreement.

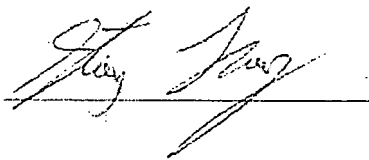
16) Time is of the Essence. Time is of the essence with respect to each and every obligation arising under this Agreement and the Ground Lease.

17) Binding Effect. All of the covenants and agreements herein contained shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, representatives, successors and assigns.

18) Confirmation of Terms. All of the terms, covenants and conditions of the Ground Lease, except as are herein specifically modified and amended, shall remain in full force and effect, and are hereby adopted and reaffirmed by the parties hereto.

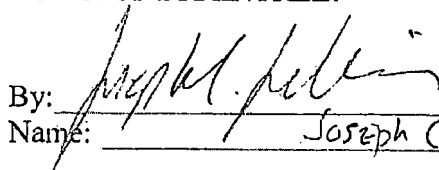
IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and date set forth above.

WITNESS:

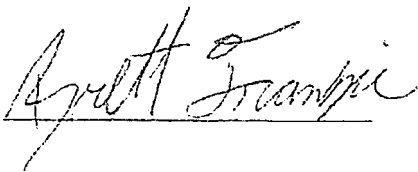


TOWN:

TOWN OF BRAINTREE:

By: 
Name: Joseph C. Sullivan

WITNESS:



TENANT:

E STREET LLC

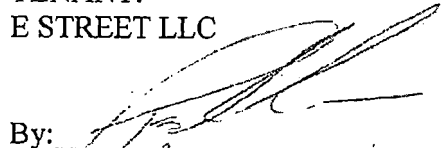
By: 
Name: Paul G. Cokinos

EXHIBIT D

GROUND LEASE

This Ground Lease (this "Ground Lease") is entered into as of this 28th day of February, 2018 by and between the Town of Braintree, a Massachusetts municipal corporation, having a principal place of business at One JFK Memorial Drive, Braintree, Massachusetts (the "Town") and BSC Partners LLC, a Massachusetts limited liability company, having a place of business at 1395A Commerce Way, Attleboro, MA (the "Tenant").

RECITALS

WHEREAS, pursuant to Chapter 151 of the Acts of 2011 (the "Legislation"), the Town was authorized to issue requests for proposals and to enter into contracts for the "design, construction, installation, operation, maintenance, repair, replacement and lease of town-owned land for a new recreational facility," including a pool and a skating rink, and to lease said land for a term of at least 50 years, and an option for one additional term not exceeding five years at the Town's discretion; and,

WHEREAS, pursuant to the Town's Request for Proposals dated September 24, 2014 entitled "Recreation Facility Design, Construction, and Management" for the design, construction, and operation of a skating rink/swimming pool complex on a six-acre parcel of land located on the campus of Braintree High School (the "RFP"), the Town has accepted Tenant's proposal (the "RFP Proposal") for a lease of the Premises (as defined in Section 1.1 below) to construct certain improvements for use as a recreational facility, including two ice rinks, a pool, and related facilities (the "Facility"), subject to the terms and conditions set forth herein; and

WHEREAS, on April 15, 2015, the Mayor of the Town and the Tenant executed a document entitled "Lease and Development Agreement Components" (the "Components Agreement"), which outlined the understanding of the parties relative to the design, construction, and operation of the Facility, including the site of the Facility, the contribution of Town funds from the August J. Petersen Trust Fund towards the cost of plans for the design and engineering of the Facility, and the general size and design of the Facility, but said Components Agreement did not itself constitute a lease of the Facility site; and,

WHEREAS, subsequent to the execution of the Components Agreement and in accordance with its provisions, the Town has provided funds to the Tenant for the cost of preparing design plans, and the Tenant, with the Town as Co-Applicant, has applied to the Braintree Planning Board for a Special Permit and Site Plan Review, to the Conservation Commission for an Order of Conditions, and to the Zoning Board of Appeals for a variance from parking requirements; and,

WHEREAS, the Town Council voted on August 11, 2015, to transfer the care, custody, and control of the Premises to the Mayor for the purposes of leasing the Premises for the construction, operation, and maintenance of a pool/rink facility on the Premises, and to authorize the Mayor to execute any documents needed to carry out said vote; and,

WHEREAS, it is the intent of Tenant and the Town to agree upon Use Schedules for the use of the hockey rinks and pools by Town High School teams and the public, and to execute Surface License Agreements to establish a procedure for future scheduling of High School team use of the hockey rinks and pools, respectively, each of which may be amended from time to time by mutual consent of the parties and which will be finalized prior to the issuance of the Certificate of Occupancy.

NOW, THEREFORE, The Town and Tenant agree as follows:

ARTICLE 1 PREMISES

1.1 Lease of Premises. The Town, for and in consideration of the rent, terms, covenants, agreements and conditions herein reserved and contained does hereby demise and lease to the Tenant, and the Tenant does hereby take and hire from the Town, upon and subject to the terms, covenants, agreements and conditions herein set forth, the following described premises (hereinafter called the "Premises"):

The Premises located on the campus of Braintree High School in Braintree, Massachusetts, consisting of approximately six (6) acres, more or less, known as the former Carson Field, and shown on a plan entitled "Petersen Pool, Plan of Land, C-1.2", dated February 5, 2018, attached hereto as Exhibit A.

The Premises include the following appurtenant rights:

(a) The right to permit, construct, use, repair, maintain, replace, and operate two indoor hockey rinks and a swimming pool, together with ancillary uses thereto, including: locker rooms and changing areas; spectator areas; physical therapy, training, concessions and other accessory businesses as shown on plans incorporated and referenced in Required Permits; and offices, meeting rooms, and conference facilities (the "Facility"), as described herein and the Use Schedules; and

(b) The right to permit, install, use, repair, maintain, replace, and operate water, sewer, gas, data, electric, telephone and communication utilities, drainage and stormwater management facilities, parking, landscaping and other related improvements and amenities on the Premises, along with other specified rights, serving the Premises and the Facility and Tenant Improvements constructed by the Tenant, subject, however, to:

- (i) any facts that an accurate survey or personal inspection of the Premises would show;
- (ii) easements, covenants and restrictions of record as of the date hereof, to the extent that the same are in force or effect, so long as the same do not prohibit or materially interfere with the use of said Premises as a recreational facility as proposed;

- (iii) present and future Legal Requirements (as defined in Section 7.3 below), so long as the same do not prohibit or materially interfere with the use of said Premises as a recreational facility as proposed; and
- (iv) all taxes, duties, water charges and sewer rents and other impositions by a Governmental Authority, fixed or not fixed, accrued from and after the Commencement Date.

All of the improvements constructed or to be constructed and operated by Tenant pursuant to this Agreement, on, over, in or under the Premises, including without limitation utility lines not owned by the respective utility company, parking areas and fixtures that are now or hereafter located on, installed in, or attached to, the Premises (collectively, the "Tenant Improvements"), and pursuant to rights granted by the Town to install and use water, sewer, gas, data, electric, telephone and communication utilities, drainage and stormwater management facilities, parking, landscaping and other related improvements located on the High School property adjacent to the Premises (the "Other Improvements"), and all easements, rights, privileges, licenses, covenants and other matters that benefit or burden the Premises, the Facility or the Tenant Improvements or Other Improvements or the use or occupancy of the Premises, the Facility or the Improvements, whether or not of record, shall be referred to as the "Project."

1.2 Reserved Rights. The Town reserves the following rights and imposes upon Tenant the following obligations in connection with the Premises: Upon reasonable prior notice to Tenant, the Town shall have the right to access and enter upon the Premises for the purposes of inspection, complying with all applicable laws, ordinances, rules, regulations, statutes, by-laws, court decisions and orders and requirements of all public authorities and exercising any right reserved to the Town by this Ground Lease. The Town shall use commercially reasonable efforts to minimize interference with or disruption of Tenant, Tenant's business, its occupants, its operators and its lessees.

1.3 Condition of the Premises. Tenant acknowledges that it has leased the Premises and agreed to perform the Project and Tenant Improvements after a full and complete examination of the Premises, including, without limitation, any encumbrances, subsurface conditions, existing structures thereon, if any, the presence of any asbestos or other Hazardous Materials (as defined in Section 9.4 below) located on, in or under the Premises or within such structures, legal title, their present uses and non-uses, and laws, ordinances, and regulations affecting the same and the ability of Tenant to use the Premises for their intended purposes, and accepts the same in the same condition in which they or any part thereof now are, and except as otherwise expressly provided in this Ground Lease, waives all rights to object to the condition thereof and assumes all risks in connection therewith, without any representation or warranty, express or implied, in fact or by law, on the part of the Town of Braintree and any board, commission, or committee of the Town and without recourse to the Town or any board, commission or committee of the Town. Since a Phase I Environmental Site Assessment has not yet been fully completed, the Tenant does not waive all rights to object to the condition

thereof and does not assume all risks in connection therewith the Premises. In the event that the Phase I Environmental Site Assessment identifies a recognized environmental condition on the Premises or specifically requires specific testing or sampling pursuant to a Phase II Environmental Site Assessment, the Tenant shall have the right to terminate this Agreement, unless the Town assumes sole responsibility and cost for any required testing, sampling and/or remediation, and the subject Agreement is amended to reflect same.

1.4 Elements of the Facility. In accordance with the approved plans, Tenants shall, at a minimum, include in the Facility the following:

(a) The Captain August J. Petersen Swimming Pool, which shall be at least Junior Olympic size (75 feet long by 70 feet wide), with a one-meter diving board, diving area with twelve (12) foot depth and twenty (20) foot head clearance, and a walk-in area. The pool shall operate year-round.

(b) Two skating rinks with ice surfaces 200 feet long and 85 feet wide, with spectator stands to accommodate 750 people for one of the rinks. The rinks may operate seasonally or year-round.

(c) Both the rinks and the pool shall be accessible to persons with disabilities, however the rinks will not be designed to accommodate full sled hockey games, and both shall meet the requirements to accommodate Massachusetts Interscholastic Athletic Association competition. Lockers and changing areas shall be provided.

1.5 Tenant's Access and Use of Other Town Property. The Town, Town School Committee and Tenant have entered into an agreement entitled "Parking Agreement between Town of Braintree, Town of Braintree School Committee and BSC Partners" for the shared usage of parking areas on High School property to facilitate having sufficient parking for activities and events at either the High School or the Facility on the Premises. In accordance with that agreement (as amended or any successor document), and for the entire term of this Ground Lease, the Town agrees to provide Tenant with vehicular access to the Premises for use of the Facility over roadways located on the High School property, and to allow Tenant to use the High School property for additional parking, subject to coordination with the High School to avoid conflicts in scheduling events that are likely to cause high demands for parking. The Town further agrees that Tenant shall have access over, under, on, and across Town property for the installation and maintenance of utilities to serve the Premises, and the Town agrees to issue such licenses and/or easements to utility providers as may be necessary to permit the installation and maintenance of utilities that serve the Premises.

ARTICLE 2 TERM

2.1 Term. This Ground Lease shall be effective as of the date of execution by both parties, provided, however, that, the initial term of this Lease shall be fifty (50) years (the "Term") commencing on the Term Commencement Date (as hereinafter defined). The Term, if not extended as provided for in this paragraph, shall terminate on the fiftieth (50th) anniversary of

the Term Commencement Date, unless otherwise terminated as provided in this Lease. The Town shall have the option to extend this Ground Lease for one (1) additional term not to exceed five (5) years.

2.2 Term Commencement Date. The Term of this Ground Lease shall commence on the Final Completion Date of the Facility and Improvements (all as defined herein).

2.3 Early Termination. Tenant agrees that if construction of the Facility and Improvements has not commenced (as defined in Section 3.1 below) by the Outside Construction Start Date (as defined in Section 3.1 below), the Town may elect to terminate this Ground Lease upon thirty (30) days' written notice to Tenant; provided, however, that if construction of the Facility and Improvements commences within such 30-day period and continues with all due diligence and application, such termination notice shall be null and void and this Ground Lease shall continue in full force and effect.

ARTICLE 3 TENANT'S FACILITY AND IMPROVEMENTS

3.1 Project.

(a) Tenant shall commence work on the Project constructing the Facility and Tenant Improvements within ninety (90) days following the later of (i) the receipt by Tenant of all Required Permits, defined below, beyond applicable appeal periods and (ii) the closing on the Initial Project Financing, as such period may be affected by Unavoidable Delay as defined in Section 3.1(b) below (the "**Outside Construction Start Date**"), which permits and financing Tenant shall diligently pursue and which construction Tenant shall thereafter diligently and continuously prosecute to Final Completion (as defined below) in accordance with the Schedule of Performance, provided below. For purposes of this Ground Lease, construction of the Facility and Improvements shall be deemed to have "commenced" upon the commencement of actual physical work (including, without limitation, site work) on the Premises pursuant to a full, unconditional building permit for the Project, and "**Final Completion**" of the Project will be deemed to have occurred upon the issuance of a final certificate of occupancy for the Facility. The date upon which Final Completion of the Project occurs shall be referred to herein as the "**Final Completion Date**", which shall occur not later than twenty-four (24) months from the latest date beyond applicable appeal periods of the Required Permits unless extended pursuant to Section 3.1(b) due to the occurrence of a Unavoidable Delay or for other reasons described in this Ground Lease.

(b) Notwithstanding anything to the contrary in this Ground Lease, in the event of Unavoidable Delay (as defined below), the commencement of the Project shall be excused for the period of Unavoidable Delay and the Outside Construction Start Date and Final Completion Date shall be extended for an equivalent period but not more than nine (9) months in the aggregate unless otherwise agreed by the parties. For purpose of this Ground Lease, the term "**Unavoidable Delay**" shall mean any delay, obstruction or interference resulting from any act or event whether affecting the Project or the Premises, which has a material adverse effect on the Tenant's rights or duties, provided that such act or event is beyond the reasonable control of the

Tenant after pursuing all diligent efforts to remedy the delaying condition in an expedient and efficient manner and was not separately or concurrently caused by any negligent or willful act or omission of the Tenant or could not have been prevented by reasonable actions on the Tenant's part, The Tenant shall notify the Town herein not later than thirty (30) days after discovering the occurrence of the Unavoidable Delay enumerated herein and within a reasonable time, Unavoidable Delay shall include, but not be limited to, delay, obstruction or interference resulting from: (i) an act of God, landslide, lightning, earthquake, fire, explosion, flood, sabotage or similar occurrence, acts of a public enemy, war, blockage or insurrection, riot or civil disturbance; (ii) any legal proceeding commenced by any party seeking judicial review of this Agreement or any governmental approvals, or any restraint of law (e.g., injunctions, court or administrative orders, or moratorium imposed by a court, or administrative or governmental authority); (iii) the failure of any utility or governmental entity required by law to provide and maintain utilities, services, water and sewer lines and power transmission lines to the Premises, which are required for the construction of the Project or for other obligations of the Tenant; (iv) any unexpected or unforeseen subsurface condition at the construction site inconsistent with typical background conditions of a similar site, which shall prevent construction, or require a material redesign or change in the construction of, or materially adversely affect the completion schedule for, the Project, such determination to be made by a qualified engineer; (v) any unexpected or unforeseen subsurface environmental conditions on or from or otherwise affecting the Premises but not readily identifiable by visual inspection and which originated from the Premises; (vi) strikes, work stoppages or other substantial labor disputes; (vii) the failure or inability of any subcontractor or supplier to furnish supplies or services if such failure or inability is itself caused by an Unavoidable Delay and/or could not have been reasonably prevented and the affected party cannot reasonably obtain substitutes therefore; (viii) a change in Tenant Financing which could not have been reasonably anticipated by Tenant; or (ix) any unreasonable delay which is caused or created by a board or officer of the Town from whom a Required Permit (as defined in Section 3.3) is sought, provided that the Tenant shall have timely complied with the reasonable requests and requirements of any governmental authority. The time or times for performance under this Agreement shall be extended for the period of the Unavoidable Delay, and in calculating the length of the Unavoidable Delay, there shall be considered not only actual work stoppages but also any consequential delays resulting from such stoppages as well.

(c) Tenant shall make diligent efforts to obtain financing for the Project ("**Tenant Financing**"). If Tenant is unable to demonstrate to the Town through written documentation, within ninety (90) days from the expiration date of the latest appeal period of the latest obtained Required Permit, that Tenant has obtained a commitment of sufficient financing from institutional or other sources to commence and complete the construction of the Project, the Town may terminate this Ground Lease upon thirty (30) days written notice to Tenant; provided, however, that if Tenant obtains said financing within such 30-day period, such termination notice shall be null and void and this General Lease shall continue in full force and effect.

3.2 Schedule of Performance. Subject to Unavoidable Delay, the Facility and Tenant Improvements shall be developed by Tenant in accordance with the construction schedule to be provided by Tenant and approved by the Town (the "**Schedule of Performance**"), and attached hereto as Exhibit B. Upon written request, Tenant shall submit to the Town on or before each

deadline set forth in the Schedule of Performance satisfactory evidence that each deadline has been met. The satisfaction of the matters set forth in the Schedule of Performance by the dates set forth therefore is an essential part of this Ground Lease. In the event that the Town grants an extension of any such date, which the Town may grant or withhold in its reasonable discretion, the Town shall not be deemed thereby to be waiving any other rights hereunder or implying the extension of any other dates.

3.3 Required Permits.

(a) Tenant's obligations hereunder are subject to its receipt of and Tenant shall use diligent efforts to obtain, all final permits, approvals and licenses from governmental authorities ("**Required Permits**") required for construction and use of the Facility and all Tenant Improvements, and for any other alterations, removals, installations, additions, changes, replacements or improvements to the Premises (collectively, "**Tenant Work**"). If, despite Tenant's diligent efforts, Tenant is unable to obtain all Required Permits, including any license needed for the operation of amusement devices within the Facility, for the initial construction of the Project by June 30, 2018, Tenant shall have the right to terminate this Ground Lease by written notice to the Town. Upon full or partial completion of the Project and prior to occupying any part of the Premises for any purpose other than constructing the Facility and Tenant Improvements, and upon completion of any other Tenant Work, Tenant shall obtain from each authority granting the final Required Permits or such other evidence of approval ("**Required Approval**") as may be necessary to permit such part of the Premises to be used and occupied for the Permitted Uses (as defined in Section 7.1 below). For Required Permits and Required Approval to be deemed "final," as required herein, all appeal periods applicable to such permits, licenses, approvals, and releases shall have expired without an appeal having been taken, or if appeal has been taken, after successful resolution thereof and all further appeal periods having expired. In the event that Tenant reasonably determines that such Required Permits and Required Approvals contain conditions or requirements that materially alter the proposed project design or operation of the proposed project in a manner that would materially increase the cost of construction or operation, Tenant shall have the right to terminate this Lease by written notice to the Town; provided, however, that upon such notice, Tenant and the Town shall negotiate in good faith to determine whether modifications to the terms of this Ground Lease would allow Tenant to proceed with the Project by offsetting such costs. Tenant may occupy all or part of the Premises under temporary or conditional certificates of occupancy, but shall not be relieved from the obligation of obtaining permanent certificates of occupancy for the Facility and Tenant Improvements or other similar licenses or permits required to permit the Premises to be used and occupied for the Permitted Uses.

(b) The Town shall promptly execute and deliver any reasonable documents which may be necessary to obtain or maintain any Required Permit or Required Approval and shall further cooperate with Tenant in obtaining or maintaining any Required Permit or Required Approval, as Tenant may from time to time reasonably request; provided, however, that with the exception of zoning or other matters, where the Town's execution of petitions, application, appeals or other documents or joinder in proceedings may be required as a condition to Tenant's proposed action, the Town shall in no event be required to join in or become a party to any

document or proceeding in which it will oppose the Town of Braintree or the Commonwealth of Massachusetts or any agency, authority, branch, Town, division, office or subdivision of or for the Town of Braintree or the Commonwealth of Massachusetts, nor shall the Town be required in connection with any such document or proceeding or otherwise to oppose in any way any policy previously established by the Town nor to take a position inconsistent with a position previously taken and made public by the Town. The Town shall not be required to incur any costs in connection with any documentation under this Section.

(c) Tenant may contest, in good faith and on the same terms and conditions as provided in Section 7.4, the validity or applicability of any Legal Requirement (as defined in Section 7.3 below) which is the basis for any Required Permit or Required Approval.

3.4 Ownership. During the Term, ownership of the Facility and Tenant Improvements shall be vested in Tenant, and Tenant shall be entitled to any depreciation deductions and investment tax credits thereon for income tax purposes. Upon the expiration or earlier termination of this Ground Lease, title to the Facility and Tenant Improvements, including without limitation, utility lines not owned by the respective utility company, parking and loading areas, drainage facilities, water and sewage lines, and any other facilities and equipment that are now or hereafter located on, installed in, or attached to, the Premises and used in connection with the Project shall immediately vest in the Town and shall be surrendered at that time in accordance with Section 12.1 below.

3.5 Manner of Construction: Cost of Project. Tenant shall timely construct the Facility and all Tenant Improvements and Tenant Work in a good and workmanlike manner, in compliance with Legal Requirements as defined in Section 7.3 below and good engineering and construction practices. Tenant shall timely construct Other Improvements that are not located on the Premises for which Tenant is responsible as more fully agreed to within this agreement in a good and workmanlike manner, in compliance with Legal Requirements as defined in Section 7.3 below and good engineering and construction practices. The Facility, Tenant Improvements and Tenant Work shall be constructed in material compliance with the Tenant's final plans as submitted and approved to obtain Required Permits, the Schedule of Performance, and in material compliance with the conditions of any Required Permits. Prior to commencing construction, Tenant shall submit a Construction Management Plan for the Town's approval, and in accordance with said Plan shall take all reasonably necessary measures to (i) minimize dust, noise and construction traffic, (ii) minimize any damage, disruption or inconvenience caused by the Project and Tenant Work, and (iii) make adequate provision for the safety and convenience of all persons affected thereby and to properly police same. Dust, noise and other effects of such work shall be controlled using commercially accepted methods customarily utilized in order to control deleterious effects associated with construction projects in a populated, developed, or environmentally sensitive area, all as required by any Permits, and with particular consideration of the Project's proximity to the Braintree High School. Hours of operation for the construction work shall be in accordance with conditions established by the Planning Board in the Required Permits and the provisions of Article XI of the Town Zoning Ordinances. Tenant shall pay (or cause to be paid) all costs and expenses associated with the Facility, Tenant Improvements or Tenant Work (including, without limitation, all architectural, engineering, construction, legal and consultant fees and costs, other than payments agreed to and

made under the terms of the Components Agreement) and shall defend, indemnify and hold the Town Parties (as defined in Section 6.15 below) harmless from and against any and all claims, damages, losses, penalties, costs, expenses and fees (including without limitation reasonable legal fees) (collectively, "Claims") attributable to the performance or failure to properly perform any Tenant Improvements or Tenant Work. Pursuant to Section 6 of the Legislation, prior to the construction of the Facility or subsequent modification, the Town shall designate and compensate, if necessary, a project manager to independently review and approve plans and specifications, and the project manager shall also inspect the Facility upon completion of the construction or modification to certify completion in accordance with the approved plans and specifications. The Town shall construct any measures, including but not limited to those referenced in Section 15 below, that the Town is responsible for under this Agreement in a good and workmanlike manner, in compliance with Legal Requirements as defined in Section 7.3 below, in a timely manner as required by any condition in the Required Permits, and consistent with good engineering and construction practices.

3.6 Repairs and Maintenance. The Tenant agrees to be solely responsible for repairing and maintaining the Premises and each and every part thereof throughout the Term of this Lease, and agrees, without limitation, to (i) ensure that the Premises are in compliance with Laws; and (ii) maintain the Premises in a sightly and safe condition throughout the Term. All work performed by the Tenant shall be done in a good and workmanlike manner consistent with the quality of the original construction and in compliance with all applicable Laws. The Tenant shall not permit or commit any waste. All repairs made by Tenant shall be substantially equal or better in quality and class to the original quality of the Tenant's Improvements being repaired. To the extent reasonably practicable, Tenant shall schedule any non-emergency repairs during the least busy, operational times of the Facility and still within normal work hours. Other than the stormwater discharge system which the Tenant shall be responsible for repairing and maintaining for the initial year of operation, after which time the Town will assume responsibility, the Town agrees to be solely responsible for repairing and maintaining throughout the Term of this Lease the Other Improvements that not located on the Premises, but are located on the High School property adjacent to the Premises and which service or support the Facility. The Town will maintain the Other Improvements in a sightly and safe condition throughout the Term and all work performed by the Town shall be done in a good and workmanlike manner and in compliance with all applicable Laws.

3.7 Tenant's Responsibility to Discharge Liens.

(a) If any mechanic's, laborer's or materialman's lien shall at any time during the Term be filed against the Premises, the underlying fee, or any part thereof with respect to the performance of any labor or the furnishing of any materials to, by or for Tenant or anyone claiming by, through or under Tenant, Tenant, within thirty (30) days after notice of the filing thereof, shall cause the same to be discharged of record by payment, deposit, bond, order of a court of competent jurisdiction or otherwise. If Tenant shall fail to cause such lien to be discharged within the period aforesaid, then, in addition to any other right or remedy, the Town may, but shall not be obligated to, discharge the same either by paying the amount claimed to be due or by procuring the discharge of such lien by deposit or by bonding proceedings. Any amount so paid by the Town and all costs and expenses incurred by the Town in connection

therewith, together with interest at the prime rate of interest reported from time to time in the Wall Street Journal or any successor publication plus two percentage points (the "Default Rate") from the respective dates of the Town's making of the payment or incurring of the cost and expense until paid in full by Tenant to the Town on demand.

(b) Notwithstanding the foregoing, Tenant may contest, in good faith by appropriate proceedings, at Tenant's sole expense, the amount or validity in whole or in part of any mechanic's, laborer's or materialman's lien, and may defer the discharge of record thereof, provided that:

- (i) Tenant shall provide the Town with security reasonably satisfactory to the Town or shall bond over to assure payment of contested items;
- (ii) Tenant shall immediately pay or shall bond over such contested item or items if the protection of the Premises or of the Town's interest therein from any lien or claim shall, in the reasonable judgment of the Town, require such payment;
- (iii) The Town shall not be required to join in any proceedings referred to herein unless the provisions of any law, rule or regulation at the time in effect shall require that such proceedings be brought by or in the name of the Town. The Town shall not be subjected to any liability for the payment of any loss, costs or expenses in connection with any such proceedings, and Tenant shall defend, indemnify and save the Town Parties harmless from and against any such loss, costs and expenses; and
- (iv) Notwithstanding the provisions of Subsection (iii) above, the Town shall not be required to join in or become a party, nominal or otherwise, to any proceeding in which it will oppose the Town of Braintree or the Commonwealth of Massachusetts or any agency, authority, branch, Town, division, office or subdivision of or for the Town of Braintree or the Commonwealth of Massachusetts, nor shall the Town be required in connection with any such proceeding or otherwise to oppose in any way any policy previously established by the Town nor to take any position inconsistent with a position previously taken and made public by the Town.

Subject to the foregoing, and without cost to it, the Town shall promptly execute and deliver any reasonable documents which may be necessary to permit Tenant so to contest any such lien and shall further cooperate with Tenant in such contest, as Tenant may from time to time reasonably request.

3.8 No Consent. Nothing contained in this Ground Lease shall be deemed or construed in any way as constituting the consent to payment by the Town, or request of the Town, express or implied, by inference or otherwise, to any contractor, subcontractor, laborer or materialman for the performance of any labor or the furnishing of any materials for any specific

improvement, alteration to, or repair of the Premises or any part thereof.

3.9 No Agency Relationship. Based on (a) the provisions of the Uniform Procurement Act for the disposition by Lease of Town-owned property, (b) interpretations of the purpose, intent, and scope of the bidding laws for public construction by Massachusetts courts and by the Attorney General's Business and Labor Protection Bureau, and (c) provisions of Sections 1 and 7 of Chapter 151 of the Acts of 2011, the Town and the Tenant separately expect and intend (without any warranty or representation by the other party with respect thereto) that this Ground Lease, including without limitation its provisions applicable to the Tenant's Work on the Facility and Improvements under Article 3, is not subject to bidding laws for public construction, including without limitation M.G.L. c. 149, §§ 44A-44M, M.G.L. c. 30, § 39M et seq., and M.G.L. c. 7C, § 54. However, pursuant to the provisions of Section 1 of Chapter 151 of the Acts of 2011, it is further agreed and understood that construction of the Facility and Improvements is subject to the provisions of M.G.L., c. 149, §§ 26 to 27H, inclusive, and that Tenant shall be responsible for fulfilling the requirements imposed on a contractor by said statute.

3.10 Subsequent Capital Improvements. Any work on the Premises subsequent to the Final Completion Date shall be undertaken in compliance with the applicable provisions of Section 7 of the Legislation, which read: "The construction of any new capital improvement or any renovation, modernization, installation, repair or replacement work estimated to cost more than \$100,000 and not specifically included in the initial contract for the design, construction, installation, operation, maintenance, repair, replacement and lease of the recreational facility and modifications of any existing facilities relating thereto, shall be procured on the basis of advertised sealed bids; provided, however, that bids need not be solicited if the contractor causes any such construction, renovation, modernization, installation, repair or replacement work to be completed without direct or indirect reimbursement from the town or other adjustment to the fees paid by the town related to the recreational facility."

ARTICLE 4 RENT AND OTHER CONSIDERATION

4.1 Rent. Commencing with the first full month after the Term Commencement Date and continuing thereafter throughout the Term, Tenant shall pay to the Town annual Rent as provided in the Rent Schedule, attached hereto as Exhibit C. Such annual Rent, as increased in accordance with said Rent Schedule, shall be paid in monthly installments, payable in advance, on the first day of each month.

4.2 No Release of Obligations.

(a) Unless as specified elsewhere in the Agreement, no happening, event, occurrence or situation during the Term hereof, whether foreseen or unforeseen, and however extraordinary (including, without limitation, the Tenant's failure, refusal or inability for any reason to construct the Facility and Improvements) shall permit the Tenant to quit or surrender the Premises or this Lease or shall relieve the Tenant from its liability to pay the Rent and other charges under this Ground Lease, or shall relieve the Tenant from any of its other obligations

under this Ground Lease, and;

(b) In the event that the Town or Town Parties fails to properly and timely execute any act for which it is responsible for under this Agreement, including but not limited to the following: properly maintaining the shared parking lot located on Town property outside the Premises, removing snow and/or ice in a timely and appropriate fashion from said parking lot, maintaining any part of the stormwater system that is not located on the Premises and that the Town is responsible for maintaining, or installing any measures referenced in Section 15 below for which the Town is responsible for installing, and said action or nonperformance by the Town results in any claim, damage or cost against or incurred by Tenant (including any action by any Municipal Board against Tenant, based on the Town's action or nonperformance, that adversely affects the operation of the Facility), then the Tenant shall be entitled to an abatement, set-off, reduction or suspension of Rent in the corresponding amount for a reduction in net income from the Facility operations resulting from such Town action or nonperformance. Similarly, should the Town be unable to supply water or should the supply of water be interrupted to the Facility and such inability to supply water or such interruption results in any claim, damage or cost against or incurred by Tenant as a result, then the Tenant shall be entitled to an abatement, set-off, reduction or suspension of Rent in the corresponding amount for a reduction in net income from the Facility operations resulting from such Town action or nonperformance.

4.3 Payment of Installments of Rent. Each installment of Rent shall be paid by check payable to the "Town of Braintree, Massachusetts" and shall be delivered to the Town at its address for notice in Section 15.2, or such electronic payment method as shall be reasonably agreed upon by the Town and Tenant.

4.4 Additional Consideration. As further consideration for the Town's agreeing to enter into this Ground Lease, the Tenant shall provide:

(a) Preferred hockey rink use time in favor of the Town of Braintree High School hockey teams and Braintree Youth Hockey (collectively, the "Town Hockey Users"). The Town Hockey Users and Tenant shall negotiate an initial Hockey Use Schedule prior to the opening of the Facility, which shall, to the extent reasonably practicable, accommodate the amount of rink use time desired by the Town Hockey Users. Thereafter, the Hockey Use Schedule shall be established annually on March 15th for the following hockey season (for the purposes hereof, a hockey season shall be September 1 through the following March 31 of any given school year) in the following manner: (i) the Town Hockey Users shall be entitled to the same number of hours as the previous year, or fewer if requested by the Town Hockey Users, but shall not be entitled to an increase in hours from the previous season without the approval of the Tenant, such approval not to be unreasonably withheld; (ii) March 15 represents the cut-off date by which the Town Hockey Users may request a change to the Hockey Use Schedule for the next following season; and (iii) if no change is requested by March 15, the previous season's schedule shall remain in place for the following season.

(b) The Town of Braintree High School hockey teams shall be charged a discount of twenty-five percent (25%) from the market rate for use of these facilities, which market rate shall initially be \$350 per hour per sheet of ice and thereafter shall be calculated by taking the mean average of comparable facilities (taking into consideration the age and size of the facilities and

their respective community demographics as compared to the rinks provided by Tenant). Initially, the following is a list of applicable comparable facilities: New England Sports Village (Attleboro), Ice House (Canton), Foxboro Sports Center (Foxboro) and Rodman Ice Arena (Walpole). This list of comparable facilities may be changed by the parties upon mutual agreement.

(c) Preferred pool use time in favor of the Town of Braintree High School swim teams (collectively, the "**Town Pool Users**"). The Town Pool Users shall be charged a discount of twenty-five percent (25%) from the market rate for use of these facilities, which market rate shall initially be \$30 per hour per lane. The Town Pool Users and Tenant shall negotiate an initial Pool Use Schedule prior to the opening of the Facility, which shall, to the extent reasonably practicable, accommodate the amount of pool use time desired by the Town Pool Users. Thereafter, the Pool Use Schedule shall be established annually on March 15th for the following swimming season (which swimming season, for the purposes hereof, is defined as September 1 through the following March 31 of each school year) in the following manner: (i) the Town Pool Users shall be entitled to the same number of hours as the previous year, or fewer if requested by the Town Pool Users, but shall not be entitled to an increase in hours from the previous year without the approval of the Tenant, such approval not to be unreasonably withheld; (ii) March 15 represents a cut-off date by which the Town Pool Users may request a change to the Pool Use Schedule for the following season; and (iii) if no change is requested by March 15, the previous year's schedule shall remain in place for the following season.

(d) The Parties' rights and obligations with respect to the Town's use of the hockey rinks and pools will be further described and delineated in the Surface License Agreement(s), which Agreement(s) may be amended from time to time upon mutual consent of the Parties.

(e) Tenant agrees to make the Facility available for swimming and skating unrelated to organized team periods on not less than two days per week, for a minimum of eight hours per week for swimming and eight hours per week for skating. As agreed between the Tenant and Town, the Tenant shall make the Facility available each week for public swim, at no cost to Town residents, on Tuesday from 9 am to 11 am and Sunday from 6 pm to 8 pm. Similarly, the Tenant shall make the Facility available each week for public skate, at no cost to Town residents, on Tuesday from 11 am to 1 pm and Sunday from 6 pm to 8 pm. These "free" public swim and skate times will be offered exclusively to Town residents. Although there is no charge to Town residents during the aforementioned periods, this does not include any separate charge to rent skates. Additionally, the Tenant and Town agree to offer additional public swim times on Wednesday from 9 am to 11 am and Thursday from 9 am to 11 am, and additional public skate times on Wednesday from 11 am to 1 pm and Thursday from 11 am to 1 pm. These additional public skating and public swim times will be offered to the public, at a nominal charge, but for Town residents, the nominal charge shall not exceed \$5 per person and \$20 per family for the first five years after a Certificate of Occupancy is issued for the Facility. Should there be a scheduling conflict for a particular week due to a Braintree High School sports team event and/or a tournament/swim meet at the Facility then the public skate and/or swim time will be re-scheduled for that week, and the alternate time for that week will be communicated to the public. The foregoing schedule of swim and skate times may be modified by written agreement between Tenant and Town.

12.1

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, ss.

SUPERIOR COURT DEPARTMENT
C.A. No. 2182 CV 00603

E STREET LLC
Plaintiff,

v.

TOWN OF BRAINTREE, MAYOR
CHARLES C. KOKOROS,
INDIVIDUALLY, and MAYOR
CHARLES C. KOKOROS, TRUSTEE
OF PETERSEN TRUST,
Defendants.

**AFFIDAVIT OF NICOLE TAUB IN
SUPPORT OF DEFENDANTS'
OPPOSITION TO PLAINTIFF'S MOTION
FOR PRELIMINARY INJUNCTION**

RECORDED & FILED
2020 JUL 16 PM 2:55
CLERK OF THE COURTS
NORFOLK COUNTY

I, Nicole Taub, being duly sworn hereby depose and state as follow:

1. I am the Chief of Staff and Operations and Town Solicitor for the Town of Braintree. Prior to joining the Town of Braintree in July 2018, I was employed by the City of Boston as Senior Special Assistant Corporation Counsel to the Boston Police Department. I was employed by the City of Boston as counsel for the Boston Police Department for eleven (11) years.

2. I have personal knowledge about the facts alleged in the Complaint, statements made by Mr. Paul Cokinos, and other facts surrounding the development of the pool and ice rink complex in Braintree, Massachusetts that is the subject of this litigation (the "Project").

3. The Project started with a gift of \$65,000.00 from Fore River Tugboat Captain August Petersen to build a swimming pool in town. The funds were deposited into an interest-bearing account (the "Petersen Trust") and by 2013 had grown to \$2,124,357.30. Over the years there have been several probate orders allowing for modification/revision to the terms of the gift and a special act that allows for the public-private partnership to build the facility ("Special Act") (over time it evolved from just a pool to an ice-skating rink/pool complex).

4. In September 2014, the Town published a Request for Proposals (“RFP”) seeking proposals for the design, construction and operation of the Project. The Project was originally awarded to 5 Capital Management/BSC Partners (collectively “BSC Partners”) who, pursuant to a Lease and Development Agreement and subsequent Ground Lease executed between the parties, were paid one million dollars (\$1,000,000.00) from the Petersen Trust upon meeting of certain milestones. The total Town contribution to the project was agreed to be one million five hundred thousand dollars (\$1,500,000.00).

5. On December 23, 2015, BSC Partners filed an application with the Planning Board for issuance of a special permit related to the construction of the Project. The application proposed a sports complex of 157,160,000 square feet to include a swimming pool, two ice rinks, a turf field and related amenities. After numerous public hearings and review of the application, a revised plan was submitted to the Planning Board on December 13, 2016. The revised plan included a smaller building, totaling 86,710 square feet, and eliminated the turf field and some related commercial accessory uses. In addition to the public hearings, the Planning Board requested a peer review specifically related to the proposed drainage system design. The special permit was issued on January 26, 2018, and included 109 conditions related to the development and construction of the Project. Additional permits included a variance issued by the Zoning Board of Appeals on March 26, 2018, and subsequently extended on February 25, 2019, and an Order of Conditions issued by the Conservation Commission on March 6, 2018.

6. On February 28, 2018, the Town and BSC Partners executed a ground lease (the “Lease”) with a term of fifty (50) years with an option to renew for one additional term not to exceed five (5) years. Among other things, the Lease set forth construction, payment and financing obligations of the parties.

7. In accordance with the Special Act, the Town engaged an Owners Project Manager (“OPM”) through PMA Consultants (“PMA”) in January 2019. Steve Rusteika (“Rusteika”) was the principal assigned from PMA and was engaged to provide consulting services and to serve as the project manager for the design, development and construction of the Project.

8. In the following paragraphs I describe several meetings that have transpired since 2019. I attended all meetings referenced.

9. I became involved in the Project as the Town Solicitor in or around early 2019. On April 3, 2019, BSC Partners was notified, in writing, that they failed to complete their obligations as set forth in the Lease, were in default and that a failure to cure within thirty (30) days would result in termination. **Exhibit A.**

10. Near the end of BSC Partners’ cure period, BSC proposed assigning their rights in the Project to Plaintiff, E Street, LLC (“E Street”), which is managed by Paul Cokinos (“Cokinos”).

11. On May 2, 2019, BSC Partners, Cokinos and Town officials held a meeting to discuss the possible assignment of the Project to E Street. During the meeting, Cokinos indicated an interest in the Project, noting the location as a big draw. At the time, the concerns noted were related to design and pricing; however, Cokinos was prepared to do his own design and work with an architect to stamp the plans. Cokinos also stated that Main Street Bank, located in Marlborough, would finance the project. The parties also discussed the outstanding bills relating to the Project.

12. On May 2, 2019, as a follow up to the meeting, I provided Cokinos with copies of the Special Act governing the Project, the Planning Board decision, the Conservation Commission approval, the Zoning Board of Appeals decision and extension, the Ground Lease and the Parking Agreement with the School Committee.

13. On May 3, 2019, Cokinos reported that he was interested in the project and requested thirty (30) days or to May 20, 2019, to review the materials, obtain a letter from his bank, prepare the design work and update the lease.

14. On May 6, 2019, BSC Partners, Cokinos, former Chief of Staff Joe Reynolds (“Reynolds”) and I met to review the outstanding balances due relating to the Project. Later that day, further discussions were held relating to the details of the assignment and specifically, liability for the balances due. BSC Partners and Cokinos agreed to enter into an agreement for payment of the outstanding balances and that the Town was not responsible for this debt.

15. On May 7, 2019, Cokinos provided a letter to former Mayor Joseph Sullivan (“Mayor Sullivan”) from Main Street Bank, located at 81 Granger Boulevard, Marlborough, MA 01752. **Exhibit B.** The letter, authored by Chief Executive Officer Walter J. Dwyer, IV (“Dwyer”), indicated support for Jack Corbett’s (Cokinos’ partner) proposal for the development of the Project and the success Jack Corbett and Cokinos had with their ice rink in Dedham. The letter also noted that, “[W]hile it is too early in the process for me to issue any formal commitments on this new project, I know that I and my bank would love another opportunity to work with Jack and his team.”

16. This has been the only written communication received from Main Street Bank relative to the Project and does not qualify as a commitment letter for E Street.

17. On May 8, 2019, I spoke to Dwyer from Main Street Bank about potential financing of the Project. Dwyer provided positive information about his experience with Jack Corbett and Cokinos, but noted that he would need to see the Project projections and numbers in order to provide a commitment of financing. Documents necessary included a construction cost analysis,

placing a lien on the property and avoid delay in the construction of the Project. On May 23, 2019, the parties had an agreement to resolve the dispute for \$80,000.00.

21. On June 6, 2019, a meeting was held with Mayor Sullivan, Reynolds, Rusteika, Cokinos and myself. Level One Design, the engineering firm engaged by BSC Partners, was also present to discuss the condition of the land. Cokinos indicated that the site work and foundation could be done, with steel work to begin by September 2019. Cokinos again stated that the project would take nine (9) months for completion and that he would submit financing after receiving final numbers from LL French, the contractor engaged to do the excavation and site work.

22. On June 19, 2019, a meeting was held with representatives from Town Departments relevant to the Project including, Planning and Community Development, Conservation, Department of Public Works, Water & Sewer and the Building Department. Also present were Cokinos, Mayor Sullivan, Rusteika and an associate from PMA and a resident working with Cokinos. The purpose of the meeting was to discuss construction and what needed to be done to get started, set expectations and establish time frames for the parties to move forward. During the meeting, Cokinos confirmed that LL French would do the excavation and site work and that Level One would remain as the engineer. Cokinos was informed that the application for the building permit should be filed at any time, but the sooner the better. A follow up meeting was scheduled for June 26, 2019.

23. During a telephone call on June 25, 2019, Cokinos reported concerns about the water table on the property and requested additional test pits. In response, the Town performed an additional test pit on the property, at the location proposed for the pool. The results were discussed in a meeting on June 26, 2019, with Cokinos, Town Engineer Bob Campbell, Town Water Superintendent Louis Dutton, Town Conservation Planner Kelly Phelan (“Phelan”), Town

Planning Director Christine Stickney (“Stickney”), Rusteika, his associate and myself. Cokinos was satisfied with the results and E Street planned to present a revised footprint to the Planning Board for a minor modification at the July 9, 2019 meeting.

24. The Due Diligence period expired on June 30, 2019, with no indication that E Street would not proceed with the Project.

25. On July 26, 2019, Troika reported that the matter had not been resolved and on August 6, 2019, reported that there was no deal.

26. On August 8, 2019, a meeting was held with Cokinos, Stickney, Rusteika, his associate and Building Inspector Russell Forsberg (“Forsberg”). The parties discussed the minor modification reducing the footprint of the building and agreed that the documents would be provided to the Planning Board no later than August 13, 2019, for the meeting on August 20, 2019. The parties also discussed the building permit and Forsberg agreed he would take the materials piece meal rather than waiting until everything was complete to issue a building permit. This would allow for issuance of a foundation permit while other items were pending.

27. On August 15, 2019, I submitted revised materials to the Planning Board on behalf of the Town and E Street relative to the reduction of the building footprint. The minor modification was approved at the Planning Board’s August 20, 2019 meeting.

28. On August 19, 2019, after further negotiation, E Street, the Town and Troika entered into a Compromise and Settlement Agreement as a compromise settlement for architectural services provided to BSC Partners by Troika in exchange for a waiver by Troika of objections to one-time use of design concepts for the Project and a release of claims against BSC Partners, E Street and the Town. Pursuant to the terms of the Settlement Agreement, E Street agreed to assume the payment obligation in the amount of eighty thousand dollars (\$80,000.00) to

be paid as follows: Partial payment of \$30,000.00, \$15,000 from E Street and \$15,000.00 directly from the Town, upon execution of the agreement; \$10,000 payable when E Street is able to apply for a foundation permit; and \$40,000 prior to going vertical with the Project, as evidenced by E Street's application for a building permit. Further, the Town agreed to guarantee the payment of \$50,000.00 if E Street withdraws from the Project or December 31, 2019, whichever event first occurs.

29. E Street breached the Settlement Agreement by failing to pay the \$50,000 balance owed to Troika and, as a result, the Town was required to issue payment in the amount of \$50,000.00 (in addition to the previously issued payment of \$15,000.00) in early 2020.

30. On August 19, 2019, BSC Partners, E Street and the Town finalized the Assignment of the Project and executed an Assignment and Assumption Agreement and supporting documentation. E Street assumed all rights and responsibilities for the Project and the Town and BSC Partners executed mutual releases contingent on E Street meeting five (5) project milestones: (1) assignment is signed; (2) financial obligations are satisfied; (3) E Street obtains commitment of private financing; (4) E Street obtains a building permit; and (5) the Project achieves weather tight status.

31. On August 21, 2019, I provided Cokinos with some of the action items that needed to occur over the following week including a review of the special permit conditions with Stickney, securing an operator for the pool element of the facility and review of the addition of a diving well and setting up fencing and marking off the parking lot at the high school in order to mobilize before the start of school on September 4, 2019. Issues regarding contracts with contractors and engineers, as well as securing the steel for the building and confirming financing also needed to be resolved.

32. On September 5, 2019, the Town, Cokinos and PMA met with representatives from the School Department and the Department of Public Works to review access to the site and parking impacts during construction. A follow up meeting was held on September 19 with Mayor Sullivan, PMA, Cokinos and myself. During this meeting, Mayor Sullivan agreed to expand the existing times for deliveries to the site and a site visit was scheduled for the following week to review the conditions of the special permit. Numerous conditions were outstanding and needed to be completed prior to the start of construction. Plans were also made to conduct an additional test pit on the property and Dig safe was contacted to schedule the test pit on or about September 25, 2019.

33. To memorialize the obligations E Street was accepting in assuming the Lease, on September 26, 2019, the Town and E Street entered a Ground Lease Modification Agreement (“Modification Agreement”). **Exhibit C.** The purpose was to reflect all the changes from the initial BSC Lease that the Town and E Street negotiated and agreed to. A copy of the Ground Lease is attached as **Exhibit D.**

34. As of October 4, 2019, there were several conditions from both the Special Permit and Order of Conditions that needed to be met before site work could begin. These included, among other things, a meeting with staff to review the permit and schedule a pre-authorized site visit, identification of an individual responsible for all activities on the site, review of the existing Drainage Operation and Maintenance Plan to determine if modifications were needed, placement of the appropriate signage on the site, submission of a dewatering plan, application for a water and sewer permit, marking of the wetlands, filing of a bond and submission of Construction Phasing Plans.

35. On October 10, 2019, a meeting was held with Cokinos, an independent engineer, E Street's site manager, Stickney, Rusteika and his associate. Cokinos had engaged with new contractors to complete site work and drainage and reported having general agreements in place. To satisfy, in part, the outstanding conditions from the Special Permit and Order of Conditions, a site visit was scheduled for October 16, 2019. Deadlines for completion of the outstanding items were set with all items scheduled for completion by October 30, 2019.

36. As of February 2020, several items remained outstanding including a written commitment from a lending institution, timeline for completion of stamped construction documents, a construction schedule, CORI checks for contractors, installation plan for a cross country line, a written construction phasing plan and a dewatering plan. During a meeting on February 4, 2020, with Cokinos and Mayor Charles Kokoros ("Mayor Kokoros") several of the outstanding items were discussed. Based on the current status of the Project, priority action items included submission of architectural plans, a list of firms that will be involved in the Project, their contact information, role(s) and a contact person, a Construction Schedule including a description of the work to be completed and company responsible, the dewatering plan, Construction Phasing Plans, proof of licenses and permits and other administrative and construction related items. According to Cokinos, it would take 3-4 weeks of clearing land, with drainage installation occurring concurrently, and that the steel would be relocated to the site in March.

37. Site work occurred on site from around January to March 2020 by C. Carney Environmental ("Carney") and Metro Equipment Corporation ("Metro"). In or around March/April 2020, Cokinos unilaterally stopped work on the site. There was no stop work issued by the Governor or Mayor Kokoros because of COVID. Students were not in school at the time and it would have given E Street an opportunity to use the entire parking lot as needed and get

work done with minimal disruption. E Street did not send a notice as required under the Ground Lease that COVID was an Unavoidable Delay.

38. On May 12, 2020, a meeting was held with Mayor Kokoros, Stickney, Phelan, the Town Engineer and Assistant Engineer, Cokinos and his site manager to discuss water on the site. Dewatering was required and the site manager was going to contact Metro to see if they would perform the work, which was reported as outside their scope.

39. On June 4, 2020, a meeting was held on the site with Rusteika, Stickney, Phelan, the Assistant Town Engineer, the Chair of the School Committee, Cokinos, the E Street site manager and representatives from Metro. During the meeting Cokinos reported that he was looking to replace Level One Design with a new engineer to evaluate the design before construction restarts on the site. As of the meeting, the new firm, Allen & Major Associates had not begun reviewing the design. It was made clear that any redesign of the drainage would require Planning Board approval and Cokinos acknowledged that the project was already behind schedule. It was unclear why there was a concern about the design this far into the site work and if the plan was going to change there would need to be a clear explanation as to why the plans had received all necessary approvals and were now not believed to work. The issue of foundation plans was also discussed. Cokinos reported that they were in progress and almost complete, but was not ready to submit them as of this date. Additionally, a plan was set to conduct additional test pits.

40. On June 5, 2020, Cokinos confirmed that Allen & Major Associates would take over as the engineer for the project. An engineer was on site June 15th to review the Project and, as a result, concluded that the foundation would need to be redesigned. When asked if the engineer recommended redesigning the drainage plans for the project, Cokinos said, "No. I hope not. I think

there will be modifications put in place long distance line ok just we're the cal tech baffles are located the ground does not drain properly."

41. Despite Cokinos' statement, just over one month later the Town, through Stickney, received a memo from Phil Cordeiro ("Cordeiro") of Allen & Majors Associates dated July 9, 2020, recommending redesign of the drainage system for the Project. To implement the changes, approval of a major modification was required by the Planning Board. The matter was scheduled for discussion before the Planning Board at the July 14, 2020 meeting; however, the E Street did not file an application until September 2020 to be heard at the Planning Board's October 13, 2020 meeting. To help move the requested modification through the planning process, Town staff facilitated an expedited peer review, which usually takes a minimum of approximately sixty (60) days to complete. As a result, the requested major modification was approved by the Planning Board at the November 2020 meeting.

42. On February 4, 2021, a meeting was held with Mayor Kokoros, Forsberg, Phelan, Interim Director of Planning and Community Development Melissa SantucciRozzi ("SantucciRozzi"), Town Engineer John Thompson ("Thompson") and Cokinos. At the meeting there was discussion about raising the foundation and including a diving well. The Project was on the agenda for the Conservation Commission's March 4, 2021 meeting and grading work would start as soon as possible after that.

43. Around this time Cokinos requested that the Town not involve PMA in the Project when work began again. The Town agreed as long as Cokinos continued to make progress.

44. Despite this discussion, E Street had not submitted Foundation plans as of the March 4, 2021, Conservation Commission meeting and there remained conditions outstanding relative to the Special Permit.

45. Around this time the Town was also informed that E Street had new contractors engaged to work on the Project and an introductory meeting with all parties was to be scheduled.

46. On February 24, 2021, SantucciRozzi informed Cokinos again of the outstanding conditions and requested that the information be provided. These items remained outstanding as of March 5, 2021, and further follow up was requested. On March 15, 2021, Cokinos provided incomplete responses to SantucciRozzi.

47. On March 31, 2021, Mayor Kokoros, Services Coordinator Kate Naughton, SantucciRozzi and I met with Cokinos to discuss the status of the Project. Cokinos reported that he had engaged with an architect and that grading started on the site with Phelan's approval.¹ This was the first time in over a year that Cokinos had referenced his architect. We requested that Cokinos have his architect attend all future meetings.

48. At the same meeting, Cokinos further reported that the Foundation Plan was completed and he would provide a draft. Finally, Cokinos stated that he would provide a commitment letter from his bank. As a result, Cokinos agreed to meet weekly milestones for the following four weeks as follows:

- Week 1: Foundation Plan; Updated Financing; Date to pour concrete; Date for steel to go up; Status of Drainage equipment;
- Week 2: Updated plans for the outside of the facility; Contract with pool designer;
- Week 3: Updated plans for the inside of the building;
- Week 4: Final plans.

¹ After the meeting, it was determined that Phelan had not authorized work to begin on the site. Notwithstanding, SantucciRozzi approved work as long as erosion control was in, all decisions were recorded and the information requested on February 24, 2021 was provided. The Town wanted site work to get started as soon as possible, but needed to ensure that everything was in place prior to starting.

49. In addition to the weekly milestones, the parties agreed to meet each Friday at 10 am to report on progress made. The first meeting was scheduled for Friday, April 9, 2021. Cokinos did not attend the meeting and instead sent representatives from Allen & Major Associates and his site work team. The architect was not present and the information provided was incomplete. Additionally, no information was provided relative to the financing of the Project.

50. On April 12, 2021, Cokinos informed me via e-mail that he could not attend the meeting because he had a change in schedule to attend to. Cokinos noted that his financing was in underwriting “as we speak” and that he would have an answer but not today. In response, I reiterated my request from the meeting that Cokinos provide confirmation and a copy of what was submitted to the bank by noon Monday, April 12, 2021. I also informed Cokinos that the plans provided at the April 9, 2021 meeting were insufficient to obtain a foundation permit and that they did not appear to include the entire footprint for the facility. Also, I reminded Cokinos of his obligations for Week 2, April 16, 2021, including a rendering of the exterior of the building and a contract with the pool designer.

51. On April 12, 2021, Cokinos provided a word document with a breakdown of the financing sought. **Exhibit E.** No information was provided from a bank regarding financing.

52. On April 15, 2021, Cokinos informed me that he would not be able to attend the meeting scheduled for Friday, April 16, 2021 because his architect was hospitalized and out of commission and he was not feeling so well. Cokinos also indicated he would deliver later that day that day: Building specifications, Design drawings for the first floor layout; Front of Building Drawing with heights; and Building description with all build outs on the first floor. According to Cokinos, the foundation drawings were being revised and the pool foundation details were being

added and would follow up by the end of the day to see if they would be ready. Despite Cokinos' promises, nothing was provided on April 15, 2021.

53. On April 15, 2021, Mayor Kokoros sent a letter to Cokinos regarding his failure to meet the milestones set at the March 2021 meeting and to express his disappointment in the cancellation of the Week 2 meeting. **Exhibit F.** Mayor Kokoros reiterated the Week 2 milestones and again requested the information that was due the previous week including financing information from the bank, drawings sufficient to obtain a foundation permit and responses to the permit conditions. Finally, Mayor Kokoros raised concerns regarding the outstanding balances owed to contractors that had performed work on the site. Cokinos did not provide any of the requested information.

54. On April 16, 2021, I informed Cokinos via e-mail, as well as certified and regular mail, that E Street was in default of the Lease and a failure to cure the defaults would result in the termination of the contract, effective May 16, 2021 (the "Default Letter"). **Exhibit G.** As outlined in the Default Letter, E Street was in default of three specific terms of the Ground Lease. Specifically,

- a. Under Section 3.1(c), E Street had failed to demonstrate through written documentation that E Street obtained financing sufficient to commence and complete the construction. This confirmation was due on or before December 24, 2019 but E Street has yet to provide this information;
- b. Under Section 3.5, E Street was required to pay all costs related to the Project. As of April 16, 2021 the Town had been provided sufficient information that E Street was delinquent in payments to two vendors, C. Carney Environmental and Metro Equipment Corporation, totaling approximately \$500,000;
- c. Under Section 3.1, E Street had failed to meet the established deadlines to obtain a building permit necessary to commence construction. E Street's failure in this regard was related to their failure to obtain and/or submit foundation and architectural plans.

55. On April 20, 2021, Cokinos asked me to set up a one-on-one meeting with Mayor Kokoros at the site. I advised him that the Mayor's schedule was tight and he should consider contacting him directly. Cokinos did not contact the Mayor and I was not contacted again regarding the Project until May 5, 2021, more than two weeks after serving the notice of termination, when counsel for E Street, Robert "Bob" Kelly, left me a voice mail and multiple e-mails. **Exhibits H, I, J.**

56. These contacts were the first time E Street attempted to formally characterize the construction related modifications as Unavoidable Delay as defined in the Ground Lease.

57. A meeting was scheduled with Mayor Kokoros and E Street for May 10, 2021, to discuss an extension of the time allowed to cure the defaults. During the meeting, Cokinos acknowledged that the only correspondence provided from Main Street Bank was the letter dated May 2019 and could not provide further details with regard to the financing of the Project. Attorney Kelley stated that he would insert himself into communications with the bank and would personally ensure that the financing commitment was obtained; however, he would not be able to get a final commitment without a thirty (30) day extension. In the interim, he agreed to provide a pre-commitment letter no later than Monday, May 16, 2021. Additionally, Cokinos agreed to provide the following by June 15, 2021:

- a. Architectural drawings and renderings showing sufficient level of detail, including but not limited to, the pool, landscaping and steel. Additionally, E Street will provide a 3D model of the facility by this date;
- b. A completed foundation permit application and proof of filing; and
- c. Proof of meaningful negotiations with any contractor with an outstanding balance for work performed related to the Project.

58. During the meeting, Mayor Kokoros was clear that any extension of time would require a waiver of litigation if the conditions were not met by the extended deadline. Cokinos

agreed to waive litigation against the Town and, as a result, an extension of thirty (30) days was agreed to. On May 12, 2021, I sent a letter to Attorney Kelley memorializing the agreement.

Exhibit K.

59. To avoid any confusion, in my May 12th letter I repeated that absent any extraordinary circumstances, E Street's failure to provide the above enumerated materials by June 15th would result in termination of the Lease and E Street would be required to leave the Project, would waive any and all rights provided for in the Lease, and expressly released the Town from any potential liability related to the Project, whether known or unknown, as of the date of the termination. **Exhibit K.**

60. As of May 18, 2021, Cokinos had failed to provide a pre-committee commitment letter of financing from Main Street Bank as agreed during the May 10th meeting. I sent a request for an update to Attorney Kelley, noting that no such letter had been received and instead Cokinos indicated that he was bringing on a partner. No further details of the partnership were provided and, despite the Town's attempt to schedule a meeting with Cokinos and the supposed new partner, Cokinos was unable to appear at Town Hall at the scheduled time and the meeting was cancelled.

61. In a response dated May 19, 2021, Attorney Kelley stated, "I can get to this later today or first thing tomorrow...Out of commission till 5." A further response from Attorney Kelley was not provided until May 24, 2021, which, among other things, indicated that underwriting could no longer be completed.

62. On June 14, 2021, in anticipation of the end of the cure period, I contacted Attorney Kelley and reminded him of the impending deadline and requested an update. **Exhibit L.**

63. Attorney Kelley responded promising action on the filing of the foundation permit but requested yet another extension to obtain financing. **Id.**

64. On June 15, 2021, Cokinios delivered what he stated were completed plans for the Project to the Town and stated he would have a letter confirming financing later that afternoon/evening.

65. Following review by Forsberg, the drawings were deemed insufficient and no letter guaranteeing financing was ever provided.

66. E Street did provide a letter from a company called “RF| Boston” or Real Estate Finance Boston dated June 15, 2021. **Exhibit M.** This letter claimed that “Peterson[sic] Recreational Complex LLC”, not E Street, had been approved a line of credit for the purchase of the property.

67. Regardless of the accuracy of the letter, E Street had no agreement to purchase the property or even an option to purchase the property where the Project was located. This letter is in substance a standard form “pre-approval” letter generated by a bank prior to land acquisition. The letter made no mention of the Project or construction of the pool, ice rink or any other feature and was not signed. This letter did not meet E Street’s obligations from the May 10th meeting.

68. On June 17, 2021, after reviewing the materials provided and discussing the submission with the Mayor and Assistant Solicitor Huff, Huff sent a Termination Notice to E Street, via counsel, notifying it that the Lease was being terminated due to its failure to cure the defaults identified in the April 16, 2021 notice. A copy of the Termination Notice is attached as **Exhibit N.**

69. Following the Termination Notice, the Town learned that E Street continued performing site work at the property. Specifically, it was discovered that the portion of the asphalt parking lot closest to the field was torn up in connection with E Street’s revised drainage plan. This asphalt must be replaced immediately as the parking lot in question is set to be utilized by the

Braintree High School for parking when school begins in September. A Stop Work Order was posted on the site on June 22, 2021.

70. Further, and in continued violation of the Lease, E Street remains delinquent in payment to a third contractor – Rudy V. Pompeo Inc. (“Pompeo”). Pompeo has contacted the Town on several occasions asking if they can complete the work they began. Further, they have reported to the Town that E Street currently owes them approximately \$500,000. Pompeo’s equipment remains on the site.

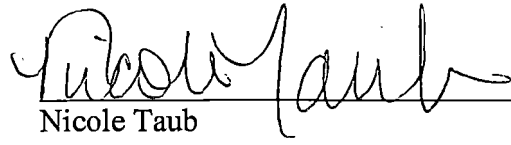
71. After learning of this additional work, the Town incurred the expense to surround the Project area with a temporary fence secured by a lock to ensure no one has access to the site.

72. The Town is also currently trying to determine what was and was not completed in terms of proposed site work and drainage and have been in touch with Allen & Majors for any as built plans.

73. The Town has been trying to obtain information and documents from E Street since 2019. Despite repeated requests, and obligations in the Lease, materials including a commitment of financing, a construction phasing schedule, architectural drawings for the entire building and foundation plans are still outstanding in 2021.

74. Currently, after more than 4 years and two Ground Leases, despite the Town’s best efforts to help BSC and then E Street, the Town has nothing to show its citizens in the way of progress toward construction of the Petersen pool or anything related to the Project.

Signed under the pains and penalties of perjury this 16th day of July, 2021.



Nicole Taub

EXHIBIT A



TOWN OF BRAINTREE
OFFICE OF THE TOWN SOLICITOR
One JFK Memorial Drive
Braintree, Massachusetts 02184
Tel: 781-794-8153 Fax: 781-794-8305

Joseph C. Sullivan
Mayor

Nicole I. Taub
Town Solicitor

April 3, 2019

BSC Partners, LLC
c/o David Boucher
1395A Commerce Way
Attleboro, MA 02703

Delivered In Hand

Re: Braintree Sports Complex

Dear Mr. Boucher,

As you know, BSC Partners, LLC (BSC) has failed to obtain financing for the Braintree Sports Complex (Complex) and, based on recent conversations, does not have the funding necessary to proceed with the project. As you know, there are several governing documents relating to the development, construction and operation of the Complex, starting with the special legislation enacted to allow this project to move forward and culminating with the execution of the ground lease (Lease) on February 28, 2018. Given the amount of time that has passed since the selection of BSC and the execution of the Lease, and the lack of progress on this project, the Town has serious concerns about BSC's current performance and plans for completing this project. As detailed below, BSC has failed to complete its obligations as set forth in the Lease and as of the date of this correspondence is in default requiring termination.

Article 3

Section 3.1-Project.

The Lease sets forth clear responsibilities for both parties regarding the funding of this project, including BSC's agreement to "make diligent efforts to obtain financing" within ninety (90) days from the expiration date of the latest appeal period of the latest obtained permit.¹ See *Section 3.1(c)*. More than ten (10) months have passed since the latest appeal period of the latest obtained permit and BSC has failed to "demonstrate to the Town through written documentation" that it has obtained a commitment of sufficient financing to commence and

¹ The Order of Conditions was approved by the Conservation Commission on March 1, 2018 and issued on March 7, 2018. The appeal period expired on May 7, 2018. As a result, BSC was required to obtain financing no later than August 5, 2018.

complete the construction of the project. Therefore, BSC is in violation of the Lease and the Town is exercising its right to terminate pursuant to Section 3.1(c), effective May 3, 2019.

Section 3.5-Manner of Construction; Cost of Project.

In addition to the obligation to obtain financing, BSC maintains a responsibility to “pay (or cause to be paid) all costs and expenses associated with the Facility, Tenant Improvements or Tenant Work (including, without limitation, all architectural, engineering, construction, legal and consultant fees and costs, other than payments agreed to and made under the terms of the Components Agreement).” To “offset design, engineering, permitting, and construction costs,” and in recognition of the public benefits arising from the construction of the project, the Town agreed to provide a total payment in the amount of one and a half million dollars (\$1,500,000.00) towards the project. To date, the Town has disbursed one million dollars (\$1,000,000.00) to BSC for the preparation of preliminary and final design and engineering plans and permitting costs. *See Section 15.1.* Despite the Town’s commitment of funds as set forth in the Lease, BSC has been unable to produce the necessary construction documents to obtain a building permit and begin construction. Based on recent discussions, this is the result of outstanding balances to the vendors contracted by BSC to perform these services. As noted above, these outstanding costs are the responsibility of BSC and the failure to pay these expenses constitute an event of default pursuant to Article 11, Section 11.1(d) and 11.2 of the Lease. In the event that BSC is able to secure financing and commence construction, thereby rendering the above termination null and void, it must also cure this default through payment of all outstanding balances no later than May 3, 2019 in order to prevent the expiration and termination of the Lease due to the Event of Default described herein. *See Sections 11.1(d) and 11.2.*

Further, please be advised that the termination of the Lease does not relieve BSC from liability to pay any outstanding costs, or other obligations, relating to the project. *See Sections 4.2(a) and 11.7.* As such, the Town demands that BSC fulfill its obligations as previously agreed and pay all outstanding balances in full. Also, to the extent there are any construction documents, plans and specifications not previously provided, the Town demands production in the event of a termination of the Lease.

For these reasons, and the overwhelming evidence that BSC has not met the obligations outlined in the Lease, this letter shall service as notice that the Lease shall terminate in thirty (30) days, effective May 3, 2019, if BSC fails to cure the defaults identified herein. Upon the termination of the Lease, title to the facility, all tenant improvements and any design plans relating to the Complex shall immediately vest in the Town and shall be surrendered.

If you have any questions please contact me at (781) 794-8153.

Sincerely,


Nicole I. Taub

cc: Scott F. Lacy, Esq., 11 Robert Toner Boulevard, Suite 5, North Attleboro, MA 02760

EXHIBIT B



Main Street
BANK

May 7, 2019

Mayor Joseph C. Sullivan
Town of Braintree
1 John F. Kennedy Memorial Drive
Braintree, MA 02184

RE: Ice Rink

Dear Mayor Sullivan,

I'm writing this letter in support of Jack Corbett and his proposal to work with you and the Town on development of the new ice arena in Braintree. I've worked with Jack for close to fifteen years. We've done business personally and professionally, and I'm proud to say we've developed a personal friendship as well. Jack is a smart businessman with an extensive network, which has enabled him to build two strong businesses. Of particular interest to you I'd imagine is the success he and his partner Paul Cokinos have had with their venture in Dedham. Main Street Bank has the mortgage on this property, and prior to that it was with my former employer; it has always performed flawlessly.

While it is too early in the process for me to issue any formal commitments on this new project, I know that I and my bank would love another opportunity to work with Jack and his team. If you have any questions, I'd be more than happy to talk with you. My direct number is 978-502-5216.

Thank you for your consideration,

Walter J. Dwyer, IV

Chief Executive Officer

EXHIBIT C

GROUND LEASE MODIFICATION AGREEMENT

THIS GROUND LEASE MODIFICATION AGREEMENT ("Agreement") made this 21st day of September, 2019, by and between the Town of Braintree, a Massachusetts municipal corporation having a principal place of business at One JFK Memorial Drive, Braintree, Massachusetts ("Town"), and E Street LLC¹, with an address of 1105 E Street, Dedham, MA 02026 ("Assignee").

WITNESSETH:

WHEREAS, Town and BSC Partners LLC ("Assignor 1") entered into that certain Ground Lease Agreement dated February 28, 2018 (hereinafter referred to as the "Ground Lease"), pursuant to which Assignor 1 leased from Town the Premises stated therein; and

WHEREAS, the Ground Lease was assigned by Assignor 1 to Assignee in accordance with that certain Assignment and Assumption Agreement dated of even date (the "Assignment Agreement"); and

WHEREAS, in connection with the Assignment Agreement, and as a condition to the effectiveness thereto, the parties hereto desire to modify the Ground Lease with respect to Assignee's obligations and timetable for performance, all as more specifically detailed below.

WHEREAS, the parties hereto desire to amend and supplement the Ground Lease, all as hereinafter provided.

NOW THEREFORE, in consideration of the foregoing and the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and the mutual promises contained herein, the parties hereto, intending to be legally bound, agree as follows:

- 1) Recitals. Each of the foregoing recitals and representations form a material part of this Agreement and are incorporated herein by this reference.
- 2) From and after the effective date hereof, Assignee shall be deemed to be the Tenant named under the Ground Lease.
- 3) To strike the following from Article I, Section 1.1(a): "The right to permit, construct, use, repair, maintain, replace, and operate two indoor hockey rinks and a swimming pool, together with ancillary uses thereto, including: locker rooms and changing areas; spectator areas; physical therapy, training, concessions and other accessory businesses as shown on plans incorporated and referenced in Required Permits; and offices, meeting rooms, and conference facilities (the "Facility"), as described herein and the Use Schedules" and replace with "The right to permit, construct, use, repair, maintain, replace and operate a recreational facility that shall include the Captain August J. Petersen swimming pool, at least one full size ice surface, one half sheet ice surface and any other recreational facilities subject to the approval of the Town, together with ancillary uses thereto, including: locker rooms and changing areas; spectator areas;

¹ Or nominee

physical therapy, training, concessions and other accessory businesses as shown on plans incorporated and referenced in Required Permits; and offices, meeting rooms, and conference facilities (the "Facility"), as described herein and the Use Schedules."

4) To strike the following from Article I, Section 1.3: "Since a Phase I Environmental Site Assessment has not yet been fully completed, the Tenant does not waive all rights to object to the condition thereof and does not assume all risks in connection therewith the Premises. In the event that the Phase I Environmental Site Assessment identifies a recognized environmental condition on the Premises or specifically requires specific testing or sampling pursuant to a Phase II Environmental Site Assessment, the Tenant shall have the right to terminate this Agreement, unless the Town assumes sole responsibility and cost for any required testing, sampling and/or remediation, and the subject Agreement is amended to reflect the same."

5) To strike from Article I, Section 1.4(b): "Two skating rinks with ice surfaces 200 feet long and 85 feet wide, with spectator stands to accommodate 750 people for one of the rinks" and replace with "One skating rink with an ice surface 200 feet long and 85 feet wide, with spectator stands to accommodate 750 people and one half sheet with an ice surface 90 feet by 90 feet."

6) To add Article I, Section 1.4 as (d): "A turf surface not to exceed 180 feet in length and 100 feet in width."

7) To add to Article I, Section 1.4(c): "Both the rinks, **the turf field** and the pool."

8) To strike the following from Article 3, Section 3.1(a): "Tenant shall commence work on the Project constructing the Facility and Tenant Improvements within ninety (90) days following the later of (i) the receipt by Tenant of all Required Permits, defined below, beyond applicable appeal periods and (ii) the closing on the Initial Project Financing, as such period may be affected by Unavoidable Delay as defined in Section 3.1(b) below (the "Outside Construction State Date"), which permits and financing Tenant shall diligently pursue and which construction Tenant shall thereafter diligently and continuously prosecute to Final Completion (as defined below) in accordance with the Schedule of Performance, provided below." And replace with "Tenant shall commence work on the Project constructing the Facility and Tenant Improvements within thirty (30) days following the later of (i) the receipt by Tenant of all Required Permits, defined below, beyond applicable appeal periods and (ii) the closing on the Initial Project Financing, as such period may be affected by Unavoidable Delay as defined in Section 3.1(b) below (the "Outside Construction State Date"), which permits and financing Tenant shall diligently pursue and which construction Tenant shall thereafter diligently and continuously prosecute to Final Completion (as defined below) in accordance with the Schedule of Performance, provided below."

9) To strike the following from Article 3, Section 3.1(a): "The date upon which Final Completion of the Project occurs shall be referred to herein as the "Final Completion Date," which shall occur not later than twenty-four (24) months from the latest date beyond applicable appeal periods of the Required Permits unless extended pursuant to Section 3.1(b) due to the occurrence of a Unavoidable Delay or for other reasons described in this Ground Lease." And

replace with "The date upon which Final Completion of the Project occurs shall be referred to herein as the "Final Completion Date," which shall occur not later than fifteen (15) months from the latest date beyond applicable appeal periods of the Required Permits unless extended pursuant to Section 3.1(b) due to the occurrence of a Unavoidable Delay or for other reasons described in this Ground Lease."

10) To strike the following from Article 3, Section 3.1(c): "If Tenant is unable to demonstrate to the Town through written documentation, within ninety (90) days from the expiration date of the latest appeal period of the latest obtained Required Permit, that Tenant has obtained a commitment of sufficient financing from institutional or other sources to commence and complete the construction of the Project, the Town may terminate this Ground Lease upon thirty (30) days written notice to Tenant; provided, however, that if Tenant obtains said financing within such 30-day period, such termination notice shall be null and void and this Ground Lease shall continue in full force and effect." And replace with "If Tenant is unable to demonstrate to the Town through written documentation, within sixty (60) days from the execution of this Amendment, that Tenant has obtained a commitment of sufficient financing from institutional or other sources to commence and complete the construction of the Project, the Town may terminate this Ground Lease upon thirty (30) days written notice to Tenant; provided, however, that if Tenant obtains said financing within such 30-day period, such termination notice shall be null and void and this Ground Lease shall continue in full force and effect."

11) To strike the following from Article 3, Section 3.3(a): "If, despite Tenant's diligent efforts, Tenant is unable to obtain all Required Permits, including any license needed for the operation of amusement devices within the Facility, for the initial construction of the project by June 30, 2018, Tenant shall have the right to terminate this Ground Lease by written notice to the Town." And replace with "If, despite Tenant's diligent efforts, Tenant is unable to obtain all Required Permits, including any license needed for the operation of amusement devices within the Facility, for the initial construction of the project by November 30, 2019, Tenant shall have the right to terminate this Ground Lease by written notice to the Town."

12) To strike the following from Article 15, Section 15.1: "In recognition of the public benefits arising from the construction of the Project, and the fulfillment of the intended use of funds bequeathed to the Town from Captain Petersen as a gift for the specific purpose of the construction of a swimming pool to serve Town residents (the original gift, as augmented by subsequent investment proceeds, being designated as the "Donated Funds"), the Town agreed in the Components Agreement to a schedule of payments by the Town to the Tenant from the Donated Funds, to offset design, engineering, permitting and construction costs, in a total amount of One Million and Five Hundred Thousand Dollars (\$1,500,00) ("Town's Financial Contribution"). As of the date of the execution of this Lease, the Town has paid \$697,663.32 towards the preparation of preliminary and final design and engineering plans and other costs associated with the permitting process ("Prior Contribution"). Notwithstanding any provision to the contrary in the Components Agreement, the schedule for the payment of the remaining portion of the Town's Financial Contribution shall be as follows:..." And replace with "In recognition of the public benefits arising from the construction of the Project, and the fulfillment of the intended use of funds bequeathed to the Town from Captain Petersen as a gift for the specific purpose of the construction of a swimming pool to serve Town residents (the original

gift, as augmented by subsequent investment proceeds, being designated as the "Donated Funds"), the Town agreed to a schedule of payments by the Town to the Tenant from the Donated Funds, to offset design, engineering, permitting and construction costs, in a total amount of One Million Dollars (\$1,000,000) ("Town's Financial Contribution"), which as of the date of the execution of this Modification has been paid in full."

13) To strike from Article 15, Section 15.1, subsections (a) and (b).

14) To strike the following from Article 16, Section 16.2: "BSC Partners, LLC, c/o David Boucher, 1395A Commerce Way, Attleboro, MA 02703—With a copy to: Scott F. Lacey, Esq., 11 Robert Toner Boulevard, Suite 5, North Attleborough, MA 02760." And replace with "E Street LLC, c/o Paul Cokinos, 1105 E Street, Dedham, MA 02026--With a copy to: Bob Kelley, Esq., 656 Canton Ave., Milton, MA 02186.

15) Defined Terms. Terms that are defined in the Ground Lease shall have the same meanings when such terms are used in this Agreement.

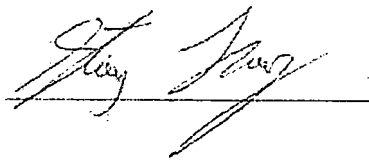
16) Time is of the Essence. Time is of the essence with respect to each and every obligation arising under this Agreement and the Ground Lease.

17) Binding Effect. All of the covenants and agreements herein contained shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, representatives, successors and assigns.

18) Confirmation of Terms. All of the terms, covenants and conditions of the Ground Lease, except as are herein specifically modified and amended, shall remain in full force and effect, and are hereby adopted and reaffirmed by the parties hereto.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and date set forth above.

WITNESS:

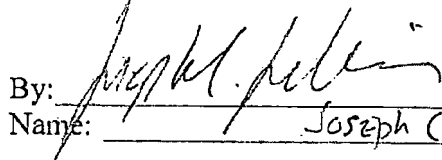


TOWN:

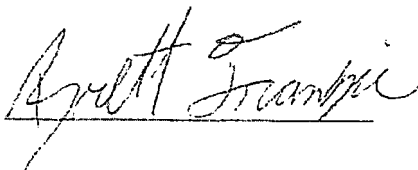
TOWN OF BRAINTREE:

By:

Name:


Joseph C. Sullivan

WITNESS:



TENANT:

E STREET LLC

By:

Name:

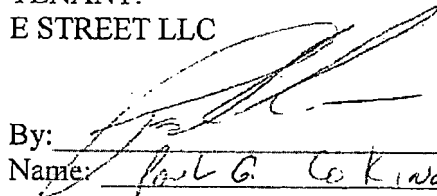

Paul G. Cokinos

EXHIBIT D

GROUND LEASE

This Ground Lease (this "Ground Lease") is entered into as of this 28th day of February, 2018 by and between the Town of Braintree, a Massachusetts municipal corporation, having a principal place of business at One JFK Memorial Drive, Braintree, Massachusetts (the "Town") and BSC Partners LLC, a Massachusetts limited liability company, having a place of business at 1395A Commerce Way, Attleboro, MA (the "Tenant").

RECITALS

WHEREAS, pursuant to Chapter 151 of the Acts of 2011 (the "Legislation"), the Town was authorized to issue requests for proposals and to enter into contracts for the "design, construction, installation, operation, maintenance, repair, replacement and lease of town-owned land for a new recreational facility," including a pool and a skating rink, and to lease said land for a term of at least 50 years, and an option for one additional term not exceeding five years at the Town's discretion; and,

WHEREAS, pursuant to the Town's Request for Proposals dated September 24, 2014 entitled "Recreation Facility Design, Construction, and Management" for the design, construction, and operation of a skating rink/swimming pool complex on a six-acre parcel of land located on the campus of Braintree High School (the "RFP"), the Town has accepted Tenant's proposal (the "RFP Proposal") for a lease of the Premises (as defined in Section 1.1 below) to construct certain improvements for use as a recreational facility, including two ice rinks, a pool, and related facilities (the "Facility"), subject to the terms and conditions set forth herein; and

WHEREAS, on April 15, 2015, the Mayor of the Town and the Tenant executed a document entitled "Lease and Development Agreement Components" (the "Components Agreement"), which outlined the understanding of the parties relative to the design, construction, and operation of the Facility, including the site of the Facility, the contribution of Town funds from the August J. Petersen Trust Fund towards the cost of plans for the design and engineering of the Facility, and the general size and design of the Facility, but said Components Agreement did not itself constitute a lease of the Facility site; and,

WHEREAS, subsequent to the execution of the Components Agreement and in accordance with its provisions, the Town has provided funds to the Tenant for the cost of preparing design plans, and the Tenant, with the Town as Co-Applicant, has applied to the Braintree Planning Board for a Special Permit and Site Plan Review, to the Conservation Commission for an Order of Conditions, and to the Zoning Board of Appeals for a variance from parking requirements; and,

WHEREAS, the Town Council voted on August 11, 2015, to transfer the care, custody, and control of the Premises to the Mayor for the purposes of leasing the Premises for the construction, operation, and maintenance of a pool/rink facility on the Premises, and to authorize the Mayor to execute any documents needed to carry out said vote; and,

WHEREAS, it is the intent of Tenant and the Town to agree upon Use Schedules for the use of the hockey rinks and pools by Town High School teams and the public, and to execute Surface License Agreements to establish a procedure for future scheduling of High School team use of the hockey rinks and pools, respectively, each of which may be amended from time to time by mutual consent of the parties and which will be finalized prior to the issuance of the Certificate of Occupancy.

NOW, THEREFORE, The Town and Tenant agree as follows:

ARTICLE 1 PREMISES

1.1 Lease of Premises. The Town, for and in consideration of the rent, terms, covenants, agreements and conditions herein reserved and contained does hereby demise and lease to the Tenant, and the Tenant does hereby take and hire from the Town, upon and subject to the terms, covenants, agreements and conditions herein set forth, the following described premises (hereinafter called the "Premises"):

The Premises located on the campus of Braintree High School in Braintree, Massachusetts, consisting of approximately six (6) acres, more or less, known as the former Carson Field, and shown on a plan entitled "Petersen Pool, Plan of Land, C-1.2", dated February 5, 2018, attached hereto as Exhibit A.

The Premises include the following appurtenant rights:

(a) The right to permit, construct, use, repair, maintain, replace, and operate two indoor hockey rinks and a swimming pool, together with ancillary uses thereto, including: locker rooms and changing areas; spectator areas; physical therapy, training, concessions and other accessory businesses as shown on plans incorporated and referenced in Required Permits; and offices, meeting rooms, and conference facilities (the "Facility"), as described herein and the Use Schedules; and

(b) The right to permit, install, use, repair, maintain, replace, and operate water, sewer, gas, data, electric, telephone and communication utilities, drainage and stormwater management facilities, parking, landscaping and other related improvements and amenities on the Premises, along with other specified rights, serving the Premises and the Facility and Tenant Improvements constructed by the Tenant, subject, however, to:

- (i) any facts that an accurate survey or personal inspection of the Premises would show;
- (ii) easements, covenants and restrictions of record as of the date hereof, to the extent that the same are in force or effect, so long as the same do not prohibit or materially interfere with the use of said Premises as a recreational facility as proposed;

- (iii) present and future Legal Requirements (as defined in Section 7.3 below), so long as the same do not prohibit or materially interfere with the use of said Premises as a recreational facility as proposed; and
- (iv) all taxes, duties, water charges and sewer rents and other impositions by a Governmental Authority, fixed or not fixed, accrued from and after the Commencement Date.

All of the improvements constructed or to be constructed and operated by Tenant pursuant to this Agreement, on, over, in or under the Premises, including without limitation utility lines not owned by the respective utility company, parking areas and fixtures that are now or hereafter located on, installed in, or attached to, the Premises (collectively, the "Tenant Improvements"), and pursuant to rights granted by the Town to install and use water, sewer, gas, data, electric, telephone and communication utilities, drainage and stormwater management facilities, parking, landscaping and other related improvements located on the High School property adjacent to the Premises (the "Other Improvements"), and all easements, rights, privileges, licenses, covenants and other matters that benefit or burden the Premises, the Facility or the Tenant Improvements or Other Improvements or the use or occupancy of the Premises, the Facility or the Improvements, whether or not of record, shall be referred to as the "Project."

1.2 Reserved Rights. The Town reserves the following rights and imposes upon Tenant the following obligations in connection with the Premises: Upon reasonable prior notice to Tenant, the Town shall have the right to access and enter upon the Premises for the purposes of inspection, complying with all applicable laws, ordinances, rules, regulations, statutes, by-laws, court decisions and orders and requirements of all public authorities and exercising any right reserved to the Town by this Ground Lease. The Town shall use commercially reasonable efforts to minimize interference with or disruption of Tenant, Tenant's business, its occupants, its operators and its lessees.

1.3 Condition of the Premises. Tenant acknowledges that it has leased the Premises and agreed to perform the Project and Tenant Improvements after a full and complete examination of the Premises, including, without limitation, any encumbrances, subsurface conditions, existing structures thereon, if any, the presence of any asbestos or other Hazardous Materials (as defined in Section 9.4 below) located on, in or under the Premises or within such structures, legal title, their present uses and non-uses, and laws, ordinances, and regulations affecting the same and the ability of Tenant to use the Premises for their intended purposes, and accepts the same in the same condition in which they or any part thereof now are, and except as otherwise expressly provided in this Ground Lease, waives all rights to object to the condition thereof and assumes all risks in connection therewith, without any representation or warranty, express or implied, in fact or by law, on the part of the Town of Braintree and any board, commission, or committee of the Town and without recourse to the Town or any board, commission or committee of the Town. Since a Phase I Environmental Site Assessment has not yet been fully completed, the Tenant does not waive all rights to object to the condition

thereof and does not assume all risks in connection therewith the Premises. In the event that the Phase I Environmental Site Assessment identifies a recognized environmental condition on the Premises or specifically requires specific testing or sampling pursuant to a Phase II Environmental Site Assessment, the Tenant shall have the right to terminate this Agreement, unless the Town assumes sole responsibility and cost for any required testing, sampling and/or remediation, and the subject Agreement is amended to reflect same.

1.4 Elements of the Facility. In accordance with the approved plans, Tenants shall, at a minimum, include in the Facility the following:

(a) The Captain August J. Petersen Swimming Pool, which shall be at least Junior Olympic size (75 feet long by 70 feet wide), with a one-meter diving board, diving area with twelve (12) foot depth and twenty (20) foot head clearance, and a walk-in area. The pool shall operate year-round.

(b) Two skating rinks with ice surfaces 200 feet long and 85 feet wide, with spectator stands to accommodate 750 people for one of the rinks. The rinks may operate seasonally or year-round.

(c) Both the rinks and the pool shall be accessible to persons with disabilities, however the rinks will not be designed to accommodate full sled hockey games, and both shall meet the requirements to accommodate Massachusetts Interscholastic Athletic Association competition. Lockers and changing areas shall be provided.

1.5 Tenant's Access and Use of Other Town Property. The Town, Town School Committee and Tenant have entered into an agreement entitled "Parking Agreement between Town of Braintree, Town of Braintree School Committee and BSC Partners" for the shared usage of parking areas on High School property to facilitate having sufficient parking for activities and events at either the High School or the Facility on the Premises. In accordance with that agreement (as amended or any successor document), and for the entire term of this Ground Lease, the Town agrees to provide Tenant with vehicular access to the Premises for use of the Facility over roadways located on the High School property, and to allow Tenant to use the High School property for additional parking, subject to coordination with the High School to avoid conflicts in scheduling events that are likely to cause high demands for parking. The Town further agrees that Tenant shall have access over, under, on, and across Town property for the installation and maintenance of utilities to serve the Premises, and the Town agrees to issue such licenses and/or easements to utility providers as may be necessary to permit the installation and maintenance of utilities that serve the Premises.

ARTICLE 2 TERM

2.1 Term. This Ground Lease shall be effective as of the date of execution by both parties, provided, however, that, the initial term of this Lease shall be fifty (50) years (the "Term") commencing on the Term Commencement Date (as hereinafter defined). The Term, if not extended as provided for in this paragraph, shall terminate on the fiftieth (50th) anniversary of

the Term Commencement Date, unless otherwise terminated as provided in this Lease. The Town shall have the option to extend this Ground Lease for one (1) additional term not to exceed five (5) years.

2.2 Term Commencement Date. The Term of this Ground Lease shall commence on the Final Completion Date of the Facility and Improvements (all as defined herein).

2.3 Early Termination. Tenant agrees that if construction of the Facility and Improvements has not commenced (as defined in Section 3.1 below) by the Outside Construction Start Date (as defined in Section 3.1 below), the Town may elect to terminate this Ground Lease upon thirty (30) days' written notice to Tenant; provided, however, that if construction of the Facility and Improvements commences within such 30-day period and continues with all due diligence and application, such termination notice shall be null and void and this Ground Lease shall continue in full force and effect.

ARTICLE 3 TENANT'S FACILITY AND IMPROVEMENTS

3.1 Project.

(a) Tenant shall commence work on the Project constructing the Facility and Tenant Improvements within ninety (90) days following the later of (i) the receipt by Tenant of all Required Permits, defined below, beyond applicable appeal periods and (ii) the closing on the Initial Project Financing, as such period may be affected by Unavoidable Delay as defined in Section 3.1(b) below (the "Outside Construction Start Date"), which permits and financing Tenant shall diligently pursue and which construction Tenant shall thereafter diligently and continuously prosecute to Final Completion (as defined below) in accordance with the Schedule of Performance, provided below. For purposes of this Ground Lease, construction of the Facility and Improvements shall be deemed to have "commenced" upon the commencement of actual physical work (including, without limitation, site work) on the Premises pursuant to a full, unconditional building permit for the Project, and "Final Completion" of the Project will be deemed to have occurred upon the issuance of a final certificate of occupancy for the Facility. The date upon which Final Completion of the Project occurs shall be referred to herein as the "Final Completion Date", which shall occur not later than twenty-four (24) months from the latest date beyond applicable appeal periods of the Required Permits unless extended pursuant to Section 3.1(b) due to the occurrence of a Unavoidable Delay or for other reasons described in this Ground Lease.

(b) Notwithstanding anything to the contrary in this Ground Lease, in the event of Unavoidable Delay (as defined below), the commencement of the Project shall be excused for the period of Unavoidable Delay and the Outside Construction Start Date and Final Completion Date shall be extended for an equivalent period but not more than nine (9) months in the aggregate unless otherwise agreed by the parties. For purpose of this Ground Lease, the term "Unavoidable Delay" shall mean any delay, obstruction or interference resulting from any act or event whether affecting the Project or the Premises, which has a material adverse effect on the Tenant's rights or duties, provided that such act or event is beyond the reasonable control of the

Tenant after pursuing all diligent efforts to remedy the delaying condition in an expedient and efficient manner and was not separately or concurrently caused by any negligent or willful act or omission of the Tenant or could not have been prevented by reasonable actions on the Tenant's part, The Tenant shall notify the Town herein not later than thirty (30) days after discovering the occurrence of the Unavoidable Delay enumerated herein and within a reasonable time, Unavoidable Delay shall include, but not be limited to, delay, obstruction or interference resulting from: (i) an act of God, landslide, lightning, earthquake, fire, explosion, flood, sabotage or similar occurrence, acts of a public enemy, war, blockage or insurrection, riot or civil disturbance; (ii) any legal proceeding commenced by any party seeking judicial review of this Agreement or any governmental approvals, or any restraint of law (e.g., injunctions, court or administrative orders, or moratorium imposed by a court, or administrative or governmental authority); (iii) the failure of any utility or governmental entity required by law to provide and maintain utilities, services, water and sewer lines and power transmission lines to the Premises, which are required for the construction of the Project or for other obligations of the Tenant; (iv) any unexpected or unforeseen subsurface condition at the construction site inconsistent with typical background conditions of a similar site, which shall prevent construction, or require a material redesign or change in the construction of, or materially adversely affect the completion schedule for, the Project, such determination to be made by a qualified engineer; (v) any unexpected or unforeseen subsurface environmental conditions on or from or otherwise affecting the Premises but not readily identifiable by visual inspection and which originated from the Premises; (vi) strikes, work stoppages or other substantial labor disputes; (vii) the failure or inability of any subcontractor or supplier to furnish supplies or services if such failure or inability is itself caused by an Unavoidable Delay and/or could not have been reasonably prevented and the affected party cannot reasonably obtain substitutes therefore; (viii) a change in Tenant Financing which could not have been reasonably anticipated by Tenant; or (ix) any unreasonable delay which is caused or created by a board or officer of the Town from whom a Required Permit (as defined in Section 3.3) is sought, provided that the Tenant shall have timely complied with the reasonable requests and requirements of any governmental authority. The time or times for performance under this Agreement shall be extended for the period of the Unavoidable Delay, and in calculating the length of the Unavoidable Delay, there shall be considered not only actual work stoppages but also any consequential delays resulting from such stoppages as well.

(c) Tenant shall make diligent efforts to obtain financing for the Project ("**Tenant Financing**"). If Tenant is unable to demonstrate to the Town through written documentation, within ninety (90) days from the expiration date of the latest appeal period of the latest obtained Required Permit, that Tenant has obtained a commitment of sufficient financing from institutional or other sources to commence and complete the construction of the Project, the Town may terminate this Ground Lease upon thirty (30) days written notice to Tenant; provided, however, that if Tenant obtains said financing within such 30-day period, such termination notice shall be null and void and this General Lease shall continue in full force and effect.

3.2 **Schedule of Performance.** Subject to Unavoidable Delay, the Facility and Tenant Improvements shall be developed by Tenant in accordance with the construction schedule to be provided by Tenant and approved by the Town (the "**Schedule of Performance**"), and attached hereto as **Exhibit B**. Upon written request, Tenant shall submit to the Town on or before each

deadline set forth in the Schedule of Performance satisfactory evidence that each deadline has been met. The satisfaction of the matters set forth in the Schedule of Performance by the dates set forth therefore is an essential part of this Ground Lease. In the event that the Town grants an extension of any such date, which the Town may grant or withhold in its reasonable discretion, the Town shall not be deemed thereby to be waiving any other rights hereunder or implying the extension of any other dates.

3.3 Required Permits.

(a) Tenant's obligations hereunder are subject to its receipt of and Tenant shall use diligent efforts to obtain, all final permits, approvals and licenses from governmental authorities ("**Required Permits**") required for construction and use of the Facility and all Tenant Improvements, and for any other alterations, removals, installations, additions, changes, replacements or improvements to the Premises (collectively, "**Tenant Work**"). If, despite Tenant's diligent efforts, Tenant is unable to obtain all Required Permits, including any license needed for the operation of amusement devices within the Facility, for the initial construction of the Project by June 30, 2018, Tenant shall have the right to terminate this Ground Lease by written notice to the Town. Upon full or partial completion of the Project and prior to occupying any part of the Premises for any purpose other than constructing the Facility and Tenant Improvements, and upon completion of any other Tenant Work, Tenant shall obtain from each authority granting the final Required Permits or such other evidence of approval ("**Required Approval**") as may be necessary to permit such part of the Premises to be used and occupied for the Permitted Uses (as defined in Section 7.1 below). For Required Permits and Required Approval to be deemed "final," as required herein, all appeal periods applicable to such permits, licenses, approvals, and releases shall have expired without an appeal having been taken, or if appeal has been taken, after successful resolution thereof and all further appeal periods having expired. In the event that Tenant reasonably determines that such Required Permits and Required Approvals contain conditions or requirements that materially alter the proposed project design or operation of the proposed project in a manner that would materially increase the cost of construction or operation, Tenant shall have the right to terminate this Lease by written notice to the Town; provided, however, that upon such notice, Tenant and the Town shall negotiate in good faith to determine whether modifications to the terms of this Ground Lease would allow Tenant to proceed with the Project by offsetting such costs. Tenant may occupy all or part of the Premises under temporary or conditional certificates of occupancy, but shall not be relieved from the obligation of obtaining permanent certificates of occupancy for the Facility and Tenant Improvements or other similar licenses or permits required to permit the Premises to be used and occupied for the Permitted Uses.

(b) The Town shall promptly execute and deliver any reasonable documents which may be necessary to obtain or maintain any Required Permit or Required Approval and shall further cooperate with Tenant in obtaining or maintaining any Required Permit or Required Approval, as Tenant may from time to time reasonably request; provided, however, that with the exception of zoning or other matters, where the Town's execution of petitions, application, appeals or other documents or joinder in proceedings may be required as a condition to Tenant's proposed action, the Town shall in no event be required to join in or become a party to any

document or proceeding in which it will oppose the Town of Braintree or the Commonwealth of Massachusetts or any agency, authority, branch, Town, division, office or subdivision of or for the Town of Braintree or the Commonwealth of Massachusetts, nor shall the Town be required in connection with any such document or proceeding or otherwise to oppose in any way any policy previously established by the Town nor to take a position inconsistent with a position previously taken and made public by the Town. The Town shall not be required to incur any costs in connection with any documentation under this Section.

(c) Tenant may contest, in good faith and on the same terms and conditions as provided in Section 7.4, the validity or applicability of any Legal Requirement (as defined in Section 7.3 below) which is the basis for any Required Permit or Required Approval.

3.4 Ownership. During the Term, ownership of the Facility and Tenant Improvements shall be vested in Tenant, and Tenant shall be entitled to any depreciation deductions and investment tax credits thereon for income tax purposes. Upon the expiration or earlier termination of this Ground Lease, title to the Facility and Tenant Improvements, including without limitation, utility lines not owned by the respective utility company, parking and loading areas, drainage facilities, water and sewage lines, and any other facilities and equipment that are now or hereafter located on, installed in, or attached to, the Premises and used in connection with the Project shall immediately vest in the Town and shall be surrendered at that time in accordance with Section 12.1 below.

3.5 Manner of Construction: Cost of Project. Tenant shall timely construct the Facility and all Tenant Improvements and Tenant Work in a good and workmanlike manner, in compliance with Legal Requirements as defined in Section 7.3 below and good engineering and construction practices. Tenant shall timely construct Other Improvements that are not located on the Premises for which Tenant is responsible as more fully agreed to within this agreement in a good and workmanlike manner, in compliance with Legal Requirements as defined in Section 7.3 below and good engineering and construction practices. The Facility, Tenant Improvements and Tenant Work shall be constructed in material compliance with the Tenant's final plans as submitted and approved to obtain Required Permits, the Schedule of Performance, and in material compliance with the conditions of any Required Permits. Prior to commencing construction, Tenant shall submit a Construction Management Plan for the Town's approval, and in accordance with said Plan shall take all reasonably necessary measures to (i) minimize dust, noise and construction traffic, (ii) minimize any damage, disruption or inconvenience caused by the Project and Tenant Work, and (iii) make adequate provision for the safety and convenience of all persons affected thereby and to properly police same. Dust, noise and other effects of such work shall be controlled using commercially accepted methods customarily utilized in order to control deleterious effects associated with construction projects in a populated, developed, or environmentally sensitive area, all as required by any Permits, and with particular consideration of the Project's proximity to the Braintree High School. Hours of operation for the construction work shall be in accordance with conditions established by the Planning Board in the Required Permits and the provisions of Article XI of the Town Zoning Ordinances. Tenant shall pay (or cause to be paid) all costs and expenses associated with the Facility, Tenant Improvements or Tenant Work (including, without limitation, all architectural, engineering, construction, legal and consultant fees and costs, other than payments agreed to and

made under the terms of the Components Agreement) and shall defend, indemnify and hold the Town Parties (as defined in Section 6.15 below) harmless from and against any and all claims, damages, losses, penalties, costs, expenses and fees (including without limitation reasonable legal fees) (collectively, "**Claims**") attributable to the performance or failure to properly perform any Tenant Improvements or Tenant Work. Pursuant to Section 6 of the Legislation, prior to the construction of the Facility or subsequent modification, the Town shall designate and compensate, if necessary, a project manager to independently review and approve plans and specifications, and the project manager shall also inspect the Facility upon completion of the construction or modification to certify completion in accordance with the approved plans and specifications. The Town shall construct any measures, including but not limited to those referenced in Section 15 below, that the Town is responsible for under this Agreement in a good and workmanlike manner, in compliance with Legal Requirements as defined in Section 7.3 below, in a timely manner as required by any condition in the Required Permits, and consistent with good engineering and construction practices.

3.6 Repairs and Maintenance. The Tenant agrees to be solely responsible for repairing and maintaining the Premises and every part thereof throughout the Term of this Lease, and agrees, without limitation, to (i) ensure that the Premises are in compliance with Laws; and (ii) maintain the Premises in a sightly and safe condition throughout the Term. All work performed by the Tenant shall be done in a good and workmanlike manner consistent with the quality of the original construction and in compliance with all applicable Laws. The Tenant shall not permit or commit any waste. All repairs made by Tenant shall be substantially equal or better in quality and class to the original quality of the Tenant's Improvements being repaired. To the extent reasonably practicable, Tenant shall schedule any non-emergency repairs during the least busy, operational times of the Facility and still within normal work hours. Other than the stormwater discharge system which the Tenant shall be responsible for repairing and maintaining for the initial year of operation, after which time the Town will assume responsibility, the Town agrees to be solely responsible for repairing and maintaining throughout the Term of this Lease the Other Improvements that not located on the Premises, but are located on the High School property adjacent to the Premises and which service or support the Facility. The Town will maintain the Other Improvements in a sightly and safe condition throughout the Term and all work performed by the Town shall be done in a good and workmanlike manner and in compliance with all applicable Laws.

3.7 Tenant's Responsibility to Discharge Liens.

(a) If any mechanic's, laborer's or materialman's lien shall at any time during the Term be filed against the Premises, the underlying fee, or any part thereof with respect to the performance of any labor or the furnishing of any materials to, by or for Tenant or anyone claiming by, through or under Tenant, Tenant, within thirty (30) days after notice of the filing thereof, shall cause the same to be discharged of record by payment, deposit, bond, order of a court of competent jurisdiction or otherwise. If Tenant shall fail to cause such lien to be discharged within the period aforesaid, then, in addition to any other right or remedy, the Town may, but shall not be obligated to, discharge the same either by paying the amount claimed to be due or by procuring the discharge of such lien by deposit or by bonding proceedings. Any amount so paid by the Town and all costs and expenses incurred by the Town in connection

therewith, together with interest at the prime rate of interest reported from time to time in the Wall Street Journal or any successor publication plus two percentage points (the "**Default Rate**") from the respective dates of the Town's making of the payment or incurring of the cost and expense until paid in full by Tenant to the Town on demand.

(b) Notwithstanding the foregoing, Tenant may contest, in good faith by appropriate proceedings, at Tenant's sole expense, the amount or validity in whole or in part of any mechanic's, laborer's or materialman's lien, and may defer the discharge of record thereof, provided that:

- (i) Tenant shall provide the Town with security reasonably satisfactory to the Town or shall bond over to assure payment of contested items;
- (ii) Tenant shall immediately pay or shall bond over such contested item or items if the protection of the Premises or of the Town's interest therein from any lien or claim shall, in the reasonable judgment of the Town, require such payment;
- (iii) The Town shall not be required to join in any proceedings referred to herein unless the provisions of any law, rule or regulation at the time in effect shall require that such proceedings be brought by or in the name of the Town. The Town shall not be subjected to any liability for the payment of any loss, costs or expenses in connection with any such proceedings, and Tenant shall defend, indemnify and save the Town Parties harmless from and against any such loss, costs and expenses; and
- (iv) Notwithstanding the provisions of Subsection (iii) above, the Town shall not be required to join in or become a party, nominal or otherwise, to any proceeding in which it will oppose the Town of Braintree or the Commonwealth of Massachusetts or any agency, authority, branch, Town, division, office or subdivision of or for the Town of Braintree or the Commonwealth of Massachusetts, nor shall the Town be required in connection with any such proceeding or otherwise to oppose in any way any policy previously established by the Town nor to take any position inconsistent with a position previously taken and made public by the Town.

Subject to the foregoing, and without cost to it, the Town shall promptly execute and deliver any reasonable documents which may be necessary to permit Tenant so to contest any such lien and shall further cooperate with Tenant in such contest, as Tenant may from time to time reasonably request.

3.8 **No Consent.** Nothing contained in this Ground Lease shall be deemed or construed in any way as constituting the consent to payment by the Town, or request of the Town, express or implied, by inference or otherwise, to any contractor, subcontractor, laborer or materialman for the performance of any labor or the furnishing of any materials for any specific

improvement, alteration to, or repair of the Premises or any part thereof.

3.9 No Agency Relationship. Based on (a) the provisions of the Uniform Procurement Act for the disposition by Lease of Town-owned property, (b) interpretations of the purpose, intent, and scope of the bidding laws for public construction by Massachusetts courts and by the Attorney General's Business and Labor Protection Bureau, and (c) provisions of Sections 1 and 7 of Chapter 151 of the Acts of 2011, the Town and the Tenant separately expect and intend (without any warranty or representation by the other party with respect thereto) that this Ground Lease, including without limitation its provisions applicable to the Tenant's Work on the Facility and Improvements under Article 3, is not subject to bidding laws for public construction, including without limitation M.G.L. c. 149, §§ 44A-44M, M.G.L. c. 30, § 39M et seq., and M.G.L. c. 7C, § 54. However, pursuant to the provisions of Section 1 of Chapter 151 of the Acts of 2011, it is further agreed and understood that construction of the Facility and Improvements is subject to the provisions of M.G.L., c. 149, §§ 26 to 27H, inclusive, and that Tenant shall be responsible for fulfilling the requirements imposed on a contractor by said statute.

3.10 Subsequent Capital Improvements. Any work on the Premises subsequent to the Final Completion Date shall be undertaken in compliance with the applicable provisions of Section 7 of the Legislation, which read: "The construction of any new capital improvement or any renovation, modernization, installation, repair or replacement work estimated to cost more than \$100,000 and not specifically included in the initial contract for the design, construction, installation, operation, maintenance, repair, replacement and lease of the recreational facility and modifications of any existing facilities relating thereto, shall be procured on the basis of advertised sealed bids; provided, however, that bids need not be solicited if the contractor causes any such construction, renovation, modernization, installation, repair or replacement work to be completed without direct or indirect reimbursement from the town or other adjustment to the fees paid by the town related to the recreational facility."

ARTICLE 4 RENT AND OTHER CONSIDERATION

4.1 Rent. Commencing with the first full month after the Term Commencement Date and continuing thereafter throughout the Term, Tenant shall pay to the Town annual Rent as provided in the Rent Schedule, attached hereto as Exhibit C. Such annual Rent, as increased in accordance with said Rent Schedule, shall be paid in monthly installments, payable in advance, on the first day of each month.

4.2 No Release of Obligations.

(a) Unless as specified elsewhere in the Agreement, no happening, event, occurrence or situation during the Term hereof, whether foreseen or unforeseen, and however extraordinary (including, without limitation, the Tenant's failure, refusal or inability for any reason to construct the Facility and Improvements) shall permit the Tenant to quit or surrender the Premises or this Lease or shall relieve the Tenant from its liability to pay the Rent and other charges under this Ground Lease, or shall relieve the Tenant from any of its other obligations

under this Ground Lease, and;

(b) In the event that the Town or Town Parties fails to properly and timely execute any act for which it is responsible for under this Agreement, including but not limited to the following: properly maintaining the shared parking lot located on Town property outside the Premises, removing snow and/or ice in a timely and appropriate fashion from said parking lot, maintaining any part of the stormwater system that is not located on the Premises and that the Town is responsible for maintaining, or installing any measures referenced in Section 15 below for which the Town is responsible for installing, and said action or nonperformance by the Town results in any claim, damage or cost against or incurred by Tenant (including any action by any Municipal Board against Tenant, based on the Town's action or nonperformance, that adversely affects the operation of the Facility), then the Tenant shall be entitled to an abatement, set-off, reduction or suspension of Rent in the corresponding amount for a reduction in net income from the Facility operations resulting from such Town action or nonperformance. Similarly, should the Town be unable to supply water or should the supply of water be interrupted to the Facility and such inability to supply water or such interruption results in any claim, damage or cost against or incurred by Tenant as a result, then the Tenant shall be entitled to an abatement, set-off, reduction or suspension of Rent in the corresponding amount for a reduction in net income from the Facility operations resulting from such Town action or nonperformance.

4.3 Payment of Installments of Rent. Each installment of Rent shall be paid by check payable to the "Town of Braintree, Massachusetts" and shall be delivered to the Town at its address for notice in Section 15.2, or such electronic payment method as shall be reasonably agreed upon by the Town and Tenant.

4.4 Additional Consideration. As further consideration for the Town's agreeing to enter into this Ground Lease, the Tenant shall provide:

(a) Preferred hockey rink use time in favor of the Town of Braintree High School hockey teams and Braintree Youth Hockey (collectively, the "Town Hockey Users"). The Town Hockey Users and Tenant shall negotiate an initial Hockey Use Schedule prior to the opening of the Facility, which shall, to the extent reasonably practicable, accommodate the amount of rink use time desired by the Town Hockey Users. Thereafter, the Hockey Use Schedule shall be established annually on March 15th for the following hockey season (for the purposes hereof, a hockey season shall be September 1 through the following March 31 of any given school year) in the following manner: (i) the Town Hockey Users shall be entitled to the same number of hours as the previous year, or fewer if requested by the Town Hockey Users, but shall not be entitled to an increase in hours from the previous season without the approval of the Tenant, such approval not to be unreasonably withheld; (ii) March 15 represents the cut-off date by which the Town Hockey Users may request a change to the Hockey Use Schedule for the next following season; and (iii) if no change is requested by March 15, the previous season's schedule shall remain in place for the following season.

(b) The Town of Braintree High School hockey teams shall be charged a discount of twenty-five percent (25%) from the market rate for use of these facilities, which market rate shall initially be \$350 per hour per sheet of ice and thereafter shall be calculated by taking the mean average of comparable facilities (taking into consideration the age and size of the facilities and

their respective community demographics as compared to the rinks provided by Tenant). Initially, the following is a list of applicable comparable facilities: New England Sports Village (Attleboro), Ice House (Canton), Foxboro Sports Center (Foxboro) and Rodman Ice Arena (Walpole). This list of comparable facilities may be changed by the parties upon mutual agreement.

(c) Preferred pool use time in favor of the Town of Braintree High School swim teams (collectively, the "Town Pool Users"). The Town Pool Users shall be charged a discount of twenty-five percent (25%) from the market rate for use of these facilities, which market rate shall initially be \$30 per hour per lane. The Town Pool Users and Tenant shall negotiate an initial Pool Use Schedule prior to the opening of the Facility, which shall, to the extent reasonably practicable, accommodate the amount of pool use time desired by the Town Pool Users. Thereafter, the Pool Use Schedule shall be established annually on March 15th for the following swimming season (which swimming season, for the purposes hereof, is defined as September 1 through the following March 31 of each school year) in the following manner: (i) the Town Pool Users shall be entitled to the same number of hours as the previous year, or fewer if requested by the Town Pool Users, but shall not be entitled to an increase in hours from the previous year without the approval of the Tenant, such approval not to be unreasonably withheld; (ii) March 15 represents a cut-off date by which the Town Pool Users may request a change to the Pool Use Schedule for the following season; and (iii) if no change is requested by March 15, the previous year's schedule shall remain in place for the following season.

(d) The Parties' rights and obligations with respect to the Town's use of the hockey rinks and pools will be further described and delineated in the Surface License Agreement(s), which Agreement(s) may be amended from time to time upon mutual consent of the Parties.

(e) Tenant agrees to make the Facility available for swimming and skating unrelated to organized team periods on not less than two days per week, for a minimum of eight hours per week for swimming and eight hours per week for skating. As agreed between the Tenant and Town, the Tenant shall make the Facility available each week for public swim, at no cost to Town residents, on Tuesday from 9 am to 11 am and Sunday from 6 pm to 8 pm. Similarly, the Tenant shall make the Facility available each week for public skate, at no cost to Town residents, on Tuesday from 11 am to 1 pm and Sunday from 6 pm to 8 pm. These "free" public swim and skate times will be offered exclusively to Town residents. Although there is no charge to Town residents during the aforementioned periods, this does not include any separate charge to rent skates. Additionally, the Tenant and Town agree to offer additional public swim times on Wednesday from 9 am to 11 am and Thursday from 9 am to 11 am, and additional public skate times on Wednesday from 11 am to 1 pm and Thursday from 11 am to 1 pm. These additional public skating and public swim times will be offered to the public, at a nominal charge, but for Town residents, the nominal charge shall not exceed \$5 per person and \$20 per family for the first five years after a Certificate of Occupancy is issued for the Facility. Should there be a scheduling conflict for a particular week due to a Braintree High School sports team event and/or a tournament/swim meet at the Facility then the public skate and/or swim time will be re-scheduled for that week, and the alternate time for that week will be communicated to the public. The foregoing schedule of swim and skate times may be modified by written agreement between Tenant and Town.

(f) To the extent that Tenant allows use of the Facility by individuals and families for all or limited purposes on a membership basis, Tenant agrees to establish a discounted fee structure for Town residents.

(g) Tenant agrees to provide private locker rooms for the use of the Braintree High School hockey teams during team seasons, at a rate set by Tenant, which may be adjusted on an annual basis.

(h) Tenant agrees to make available such conference rooms and meeting facilities as are included in the Facility, for use by Town government bodies and community groups on a space-available basis, at a rate set by Tenant, which may be adjusted on an annual basis.

ARTICLE 5 TAXES AND UTILITIES

5.1 Taxes. Tenant shall pay and discharge as they become due, promptly and before delinquency, all taxes, rates, charges, license fees, municipal liens, levies, excises, or imposts, whether general or special, or ordinary or extraordinary, of every name, nature, and kind whatever, including all governmental charges of whatever name, nature, or kind, which may be levied, assessed, charged, or imposed, or which may become a lien or charge on the Premises or the improvements, or any part of same, or on Tenant's estate which may be a subject of taxation, or any easements underlying this Ground Lease, during the entire term of this Ground Lease, saving and excepting only those taxes in this section specifically excepted.

5.2 Contest. If Tenant shall in good faith desire to contest the validity or amount of any tax, assessment, levy, or other governmental charge agreed in this Ground Lease to be paid by Tenant, Tenant shall be permitted to do so, and to defer the payment of the tax or charge, the validity or amount of which Tenant is so contesting, until final determination of the contest, on giving to the Town written notice of the contest prior to the commencement of any such contest, which shall be at least twenty-one (21) days prior to delinquency, and shall protect the Town on demand by a good and sufficient surety bond against any such tax, levy, assessment, rate, or governmental charge, and from any costs, liability, or damage arising out of any such contest.

5.3. Rebates. All rebates on account of any such taxes, rates, levies, charges, or assessments, required to be paid and paid by Tenant under the provisions of this Ground Lease shall belong to Tenant. The Town will, on the request of Tenant, execute any receipts, assignments, or other acquittances that may be necessary in order to secure the recovery of any such rebates, and will pay over to Tenant any rebates that may be received by the Town.

5.4 Personal Property Taxes. Tenant shall pay promptly when due all taxes which may be imposed upon personal property (including fixtures taxed as personal property) in, on or within the Premises directly to the assessing party.

5.5 Utilities.

(a) Tenant shall pay, or shall cause to be paid, directly to the utility provider, all

charges by any public authority or public utility for electricity, telephone, gas, internet, water, and other services supplied or rendered to the Premises, and service inspections made therefor, whether called charge, rate, tax, , fee or otherwise ("Utility Charges").

(b) The Town agrees to provide reasonable access rights and/or easements over the Premises and adjacent Town-owned property to utility companies for the purposes of bringing and connecting utility service to the Premises.

5.6 No Liability of the Town. The Town shall not be required to furnish to Tenant any facilities or services of any kind whatsoever during the Term, such as, but not limited to, water, steam, heat, gas, hot water, electricity, light and power. The Town makes no representation or warranty that existing sources of supply, distribution points or utilities are adequate or sufficient to supply the Facility and Improvements. If prior to the issuance of a Building Permit, the Tenant determines that the existing sources of supply, distribution points or utilities are inadequate or insufficient to supply the Facility, Tenant Improvements or Other Improvements, then the Tenant shall have the right to terminate this Agreement, unless the Parties amend said Agreement accordingly to the mutual satisfaction of both Parties.

ARTICLE 6 INSURANCE AND INDEMNITY

6.1 Casualty Insurance. During the Term, after Tenant's Builder's Risk Insurance obligations have ceased, Tenant, at its sole cost and expense, shall keep in full force and effect property insurance on the Facility and Improvements and other property installed or used in, on or about any Tenant Improvement in amounts sufficient at all times to prevent the Town or Tenant from becoming a co-insurer under the provisions of applicable policies of insurance, but, in any event, at least equal to the full replacement cost thereof (exclusive of cost of excavations, foundations and footings), without deduction for depreciation, against all risks of direct physical loss or damage as may from time to time be included within the definition of an "All Risks Insurance Policy" and extended to include coverage against earthquake, earth movement, flood (including back-up of sewers and drains), sprinkler leakage, breakdown of boilers, machinery and electrical equipment, lightning, wind storm, hail, explosion, riot, civil commotion, aircraft, vehicles, smoke and demolition. Such insurance also shall cover increased cost of construction, demolition and debris removal coverage, and contingent liability arising out of the enforcement of building laws and ordinances governing repair and reconstruction and shall include an agreed amount endorsement satisfactory to the Town. Such insurance shall also include business-interruption coverage, effective as of the issuance of a Certificate of Occupancy, for a loss of income to the Tenant arising from a casualty, naming the Town as a loss payee, in an amount sufficient to pay Rent and Taxes due for a period of twelve (12) months following the casualty.

6.2 Builder's Risk. During the period of any construction or structural alteration of the Premises, the Facility or the Improvements, Tenant shall also keep in full force and effect, at its sole cost and expense, "Builder's All Risk" insurance against loss or damage on a completed value non-reporting basis from such hazards and in such amounts as the Town may reasonably require.

6.3 Liability Insurance. Throughout the Term, Tenant shall maintain, for the benefit of the Town and Tenant, and identifying the Town as additional insured, commercial general liability insurance against claims for personal injury, death, and property damage occurring upon, in or about the Premises, the Facility or the Tenant Improvements, and on, in or about the adjoining sidewalks and passageways within the Premises (including, without limitation, personal injury, death, and property damage resulting directly or indirectly from any change, alteration, improvement or repair thereof) for at least One Million (\$1,000,000) Dollars per occurrence and Three Million Dollars (\$3,000,000) aggregate, including bodily injury and death and for property damage. If Tenant has other locations that it owns or leases, the policy shall include an aggregate limit per location endorsement. Such liability insurance shall be primary and not contributing to any insurance available to the Town, and the Town's insurance shall be in excess thereto. Throughout the Term, the Town shall maintain insurance on the parking areas located on Town and School property that Tenant is allowed to use under the shared usage agreement referenced above in Section 1.5., and shall name Tenant and any managing entity created or engaged by Tenant as an additional insured; provided, however, that the amount of coverage under the Town policy shall be limited to the amounts of municipal liability provided in Chapters 84 and 258 of the General Laws.

6.4 Personal Property Insurance. Throughout the Term, Tenant shall maintain personal property insurance insuring all equipment, trade fixtures, inventory, fixtures and personal property located on the Premises for perils covered by the cause of loss – special form. Such insurance shall be written on a replacement cost basis in an amount equal to one hundred percent (100%) of the full insurable replacement value of the aggregate of the foregoing.

6.5 Automobile Liability Insurance. Throughout the Term, Tenant shall maintain, for the benefit of the Town and Tenant, and identifying the Town as additional insured, automobile liability insurance for all owned, hired, and non-owned vehicles in the amount of One Million Dollars (\$1,000,000) Combined Single Limit.

6.6 Umbrella Liability. Prior to the commencement of any construction or structural alteration and thereafter throughout the rest of the Term, Tenant shall maintain, for the benefit of the Town and Tenant, and identifying the Town as additional insured, umbrella liability insurance following the same form as the underlying general liability, automobile liability and employer's liability insurance with limits not less than Two Million Dollars (\$2,000,000) per occurrence and Two Million Dollars (\$2,000,000) aggregate.

6.7 Insurance Carried by Contractors. During the construction of the Facility and Improvements, Tenant shall require the construction manager and/or general contractor for the Project to maintain (i) for the benefit of Tenant and the Town, as additional insureds, commercial general liability insurance, including products and completed operations coverage, against any claims for personal injury, death and property damage occurring upon, in or about the Premises and on, in and about the adjoining sidewalks and passageways within the Premises during the construction of the Project for at least One Million (\$1,000,000) Dollars per occurrence and Three Million Dollars (\$3,000,000) in the aggregate; (ii) worker's compensation in amounts required by state statute; (iii) employer's liability insurance with limits of not less than of Five Hundred Thousand Dollars (\$500,000); (iv) automobile liability insurance, including the

ownership, maintenance and operation of any automotive equipment, owned, hired or non-owned, in an amount not less than One Million Dollars (\$1,000,000) combined single limit; and (v) umbrella liability insurance following the same form as the underlying general, automobile and employer's liability insurance in an amount not less than Two Million Dollars (\$2,000,000) combined single limit.

6.8 Insurance Carried by Architects and Engineers. During the planning and construction of the Facility and Improvements, Tenant shall require any Engineer, Architect and/or other design professional for the Project to maintain Professional Liability insurance with limits of not less than One Million Dollars (\$1,000,000) per occurrence and Two Million Dollars (\$2,000,000) in the aggregate.

6.9 Insurance Coverage Increases. The minimum coverage stated in this Section 6 shall be reviewed every three (3) years by the Town and Tenant, and shall be increased at such intervals if such increases are reasonably necessary to reflect inflation or changes in the nature or degree of risks insured or to protect against judgments from time to time being awarded in Massachusetts for injury, death and property damage.

6.10 Insurance Carriers. Policies. All insurance provided for in this Section 6 shall be effected under valid and enforceable policies, issued by insurers of recognized responsibility licensed and doing business in Massachusetts and having a so-called Best's Rating of "A:X" or better, or, if such rating is no longer issued, an equal or better rating by a successor insurance carrier rating service reasonably acceptable to the Town and the Tenant. Any deductible amounts under any insurance policies required hereunder shall not exceed Twenty-Five Thousand (\$25,000.00) Dollars. Upon the execution of this Ground Lease, and thereafter not less than fifteen (15) days prior to the expiration dates from time to time of the policies required pursuant to this Section 6, binders of such insurance or, upon written request of the Town, duplicate originals of the policies, shall be delivered by Tenant to the Town.

6.11 Blanket Policy. Nothing in this Section 6 shall prevent Tenant from taking out insurance of the kind and in the amounts provided for under this Section 6 under a blanket insurance policy or policies covering other properties as well as the Premises, provided, however, that any such policy or policies of blanket insurance (i) shall specify therein, or in a written statement from the insurers under such policy or policies specifying, the amount of the total insurance allocated to the Premises, which amounts shall not be less than the amounts required by this Section 6, and (ii) such amounts so specified shall be sufficient to prevent any of the insureds from becoming a co-insurer within the terms of the applicable policy or policies, and provided further, however, that any such policy or policies of blanket insurance shall, as to the Premises, otherwise comply as to endorsements and coverage with the provisions of this Section 11.

6.12 No Separate Insurance. Tenant shall not take out separate insurance concurrent in form or contributing in the event of loss with that required in this Section 6 to be furnished by, or which may reasonably be required to be furnished by, Tenant unless the Town and Tenant are included therein as insureds, with loss payable as in this Ground Lease provided. Tenant shall immediately notify the Town of the placing of any such separate insurance and shall cause

the same to be delivered as in Section 6.10 hereof required.

6.13 Adjustment. All policies of insurance provided for in Section 6 hereof shall name the Town and Tenant as the insureds as their respective interests may appear. The loss, if any, under such policies shall be adjusted with the insurance companies by Tenant, and shall be payable to Tenant. All such policies shall provide that the loss, if any, thereunder shall be adjusted and paid as hereinabove provided. Each such policy shall, to the extent obtainable, contain a provision that no act or omission of any of the Tenant Parties (as defined in Section 6.15 below) shall affect or limit the obligation of the insurance company so to pay the amount of any loss sustained.

6.14 Non-cancellation. Each policy or binder issued by an insurer shall, to the extent obtainable, contain an agreement by the insurer that such policy shall not be canceled, non-renewed or substantially modified without at least ten (10) days' prior written notice to the Town, Tenant and any Permitted Institutional Mortgagee (as defined in Section 10.2 below) named therein.

6.15 Indemnification.

(a) Tenant shall defend (with counsel reasonably acceptable to the indemnified party), indemnify and save the Town, and all board members, commissioners, employees, agents, servants, and licensees of the Town (collectively the "Town Parties") harmless against and from any and all Claims which may be imposed upon or incurred by or asserted against the Town Parties by reason of any of the following occurrences:

- (i) any work or thing done during the Term of this Ground Lease in, on or within the Premises, including during construction of the Tenant Improvements and Facility and any other Tenant Work, by Tenant or any other party other than the Town Parties;
- (ii) any use, non-use, possession, occupation, condition, operation, maintenance or management of the Premises during the Term of this Ground Lease by Tenant or any other party other than the Town Parties;
- (iii) any negligence or willful misconduct on the part of Tenant or any of its agents, contractors, servants, employees, subtenants, occupants, guests, licensees, operators, or invitees (together with Tenant, the "Tenant Parties");
- (iv) any accident, injury or damage to any person or property occurring in or on the Premises, the Facility or any Tenant Improvement or any part thereof, including any roadway, sidewalk or curb, parking areas, loading areas, drainage facility, or water, septic or sewer line, equipment or facility, on the Premises, unless the same occurs solely as a result of the gross negligence or wrongful act of any of the Town Parties; and
- (v) any failure on the part of Tenant to perform or comply with any of the

covenants, agreements, terms, provisions, conditions or limitations contained in this Ground Lease on its part to be performed or complied with.

(b) The foregoing express obligation of indemnification shall not be construed to negate or abridge any other obligation of indemnification running to the Town which would exist at common law or under any other provision of this Ground Lease, and the extent of the obligation of indemnification shall not be limited by any provision of insurance undertaken in accordance with this Section 6. This Ground Lease is made on the express condition that the Town shall not be liable for, or suffer loss by reason of, any damage or injury to any property, fixtures, buildings or other improvements, or to any person or persons, at any time on the Premises, specifically including any damage or injury to the person or property of Tenant or any of the Tenant Parties, from cause connected with the condition, use, occupational safety or occupancy of the Premises, the Facility or the Tenant Improvements, unless caused by the gross negligence or willful misconduct of the Town.

(c) The provisions of this Section 6.15 shall survive termination or expiration of this Ground Lease.

ARTICLE 7 USE OF PREMISES

7.1 Permitted Uses. The purpose of this Ground Lease is to allow the construction, maintenance, and operation of a recreational facility, including hockey rinks, a swimming pool, and related uses, as described and authorized herein. During the Term of this Ground Lease, the Premises shall be used exclusively for such recreational purposes and accessory uses (collectively, the "Permitted Uses"). Any successor, transferee, or assignee of the Tenant shall conform to these restrictions in the operation of the Facility.

7.2 Abandonment of Use. Subject to Unavoidable Delays and, except during selection of a developer-operator sub-tenant, permitting and timely construction of the Facility and Improvements and thereafter during reasonable periods of repair, remodeling and/or restoration, Tenant covenants and agrees to continuously and uninterruptedly use the Premises for the Permitted Uses. If at any time after completion of permanent financing with a Permitted Institutional Mortgagee, the Premises shall be abandoned, deserted, or vacated by the Tenant (such decision to abandon, desert, vacate or discontinue construction or operation, the facilities located on the Premises shall be referred to as a decision to "Discontinue Operations"), the Town shall have the right, subject to the rights of the Permitted Institutional Mortgagees set forth in this Section 7.2, to terminate the Lease by written notice to Tenant, as provided in Article 10.2, and recover exclusive possession of the Premises. In the event the Town exercises its right to terminate the Lease under this Section 7.2, the Lease shall terminate sixty (60) days after the date of the Town's notice to Tenant thereof, unless within such sixty (60) day period, the Premises are leased and occupied in accordance with Section 7.1. Each Permitted Institutional Mortgagee shall have the same rights to cure as set forth in Article 10.2(c) and (d).

7.3 Legal Requirements. Throughout the Term of this Ground Lease, Tenant, at its

sole expense, shall promptly comply with and shall cause all Tenant Parties to promptly comply with, all present and future laws, ordinances, orders, rules, regulations and requirements of all federal, state and municipal governments, departments, boards and officers, foreseen or unforeseen, ordinary as well as extraordinary, which may be applicable to the Premises, the Facility and the roadway, sidewalk or curb, parking areas, loading areas, and drainage facilities within the Premises, the water, sewer lines, equipment and facilities servicing the Premises, the Facility and/or the Tenant Improvements or to the use or manner of use of the same or to any of the Tenant Parties (collectively, "**Legal Requirements**"). Tenant shall, in the event of any violation or any attempted violation of this Section by any Tenant Party, take steps, immediately upon knowledge of such violation, as Tenant determines to be reasonably necessary to remedy or prevent the same as the case may be. Similarly, for those activities, measures, and responsibilities that the Town has agreed to undertake pursuant to this Agreement, the Town, throughout the Term of this Ground Lease, at its sole expense, shall promptly comply with and shall cause all Town Parties to promptly comply with, all present and future laws, ordinances, orders, rules, regulations and requirements of all federal, state and municipal governments, departments, boards and officers, foreseen or unforeseen, ordinary as well as extraordinary, which may be applicable. Town shall, in the event of any violation or any attempted violation of this Section by any Town Party, take steps, immediately upon knowledge of such violation, as Town determines to be reasonably necessary to remedy or prevent the same as the case may be.

7.4 **Contests.** Tenant shall have the right to contest by appropriate legal proceedings diligently conducted in good faith, in the name of Tenant, without cost or expense to the Town, the validity or application of any Legal Requirement, subject to Tenant providing the Town with written notice thereof on or before the date of contesting same, and further subject to the following:

(a) If, by the terms of any such Legal Requirement, compliance therewith pending the prosecution of any such proceeding may legally be delayed without the incurrance of any lien, charge or liability of any kind against the Premises or any part thereof and without subjecting Tenant or the Town to any liability, civil or criminal, for failure so to comply therewith, Tenant may delay compliance therewith until the final determination of such proceeding; and

(b) If any lien, charge or civil liability would be incurred by reason of any such delay, Tenant nevertheless may contest as aforesaid and delay as aforesaid, provided that such delay would not subject the Town to criminal liability or fine, and provided that Tenant (i) bonds over such lien or furnishes to the Town security, reasonably satisfactory to the Town, against any loss or injury by reason of such contest or delay, and (ii) prosecutes the contest with due diligence; and

(c) The Town shall not be required to join in or become a party, nominal or otherwise, to any proceeding in which it will oppose the Town of Braintree or the Commonwealth of Massachusetts or any agency, authority, branch, division, office or subdivision of or for the Town of Braintree or the Commonwealth of Massachusetts, nor shall the Town be required in connection with any such proceeding or otherwise to oppose in any way any policy previously established by the Town nor to take a position inconsistent with a

position previously taken and made public by the Town.

7.5 Compliance with Insurance Requirements. Throughout the Term of this Ground Lease, Tenant and Town, at their respective expense, shall observe and comply with the requirements of all policies of public liability, casualty and all other policies of insurance required to be supplied by Tenant or Town at any time in force with respect to the Premises or High School property, and Tenant and Town shall, without limiting any other requirements of this Ground Lease, in the event of any violation or any attempted violation of the provisions of this Section by any Tenant or Town Party, take all reasonable steps, immediately upon knowledge of such violation or attempted violation, to remedy or prevent the same as the case may be.

7.6 Maintenance and Operation of the Facility. Throughout the Term of this Ground Lease, Tenant, at its sole cost and expense, shall take good care of the Premises, and shall maintain and make all necessary repairs to the Premises so as to keep the same in good order and condition, and in compliance with the conditions of Required Permits and other Legal Requirements. Tenant shall clean and maintain all portions of the Premises, including parking and driving surfaces, sidewalks, curbs, and landscaped areas (including any irrigation systems) located on the Premises, shall provide for waste and rubbish removal for the Facility, and shall undertake snow and ice removal of the Premises, unless otherwise arranged by agreement between the Town and Tenant. Tenant will not commit or suffer to be committed any public or private nuisance which may disturb the quiet enjoyment of neighboring buildings or premises, and shall ensure that the Facility is operated in a manner befitting the Facility's close proximity to Braintree High School, including appropriate measures to control and mitigate noise and vibration.

ARTICLE 8 TAKING

8.1 Award. In the event that the Improvements, Premises, Facility, or any part thereof, shall be taken in condemnation proceedings or by exercise of any right of eminent domain (any such matters being herein referred as a "Taking"), the Town and Tenant shall have the right to participate in any Taking proceedings or agreement for the purpose of protecting their interests hereunder. Each party so participating shall pay its own expenses therein.

8.2 Termination. If at any time during the Term of this Ground Lease there shall be a Taking of the whole or substantially all of the Facility, the Improvements or Premises, this Ground Lease shall terminate and expire on the earlier of (i) the date upon which the condemning authority takes possession of the real estate subject to the Taking; or (ii) the date title to the real estate is vested in the condemning authority. For the purpose of this Article, "substantially all of the Facility, the Improvements or Premises" shall be deemed to have been taken if the untaken part of the Premises shall be insufficient for the restoration of the Facility and Improvements such as to allow the economic and feasible operation thereof by the Tenant. Tenant's interest in any Taking award will equal the value to Tenant of the remaining Term of this Ground Lease, the value to Tenant of the use and enjoyment of the Facility and Improvements, and Tenant's relocation expenses insofar as relocation expenses are paid by the

Taking authority (collectively, the "Tenant's Share"). The Town's interest in any taking by Condemnation will equal the value of its fee interest plus its remainder interest in the Facility and Improvements, if any (the "Town's Share"). All awards from the Taking will be divided between Tenant and the Town in the proportion that the Tenant's Share bears to the Town's Share.

8.3 Insubstantial Taking. If a portion of the Premises, Facility or Improvements is taken and Section 8.2 does not apply, then this Ground Lease will automatically terminate on the date of the Taking only as to the portion of the Premises, Facility or Improvements taken and this Ground Lease will continue in full force and effect. In such event, any partial Taking award shall be paid first to the Tenant in an amount equal to the greater of (i) the unamortized cost of any Improvements constructed by Tenant on the portion of the Premises subject to the Taking; or (ii) the amount necessary to discharge or, if such amount is insufficient, to reduce any Permitted Institutional Mortgage. The balance, if any, of the Taking award shall be paid to the Town.

8.4 Temporary Taking. If the whole or any part of the Premises, Facility or Improvements shall be the subject of a temporary Taking of one hundred twenty (120) days or less, this Ground Lease shall remain in full force, and the Tenant shall be entitled to receive the entirety of any award so made for the period of the temporary Taking that is within the Term.

ARTICLE 9 ENVIRONMENTAL

9.1 Environmental Laws Defined. "Environmental Laws" means, collectively, any federal, state, or local law, rule or regulation (whether now existing or hereafter enacted or promulgated, as they may be amended from time to time) pertaining to environmental regulations, contamination, clean-up or disclosures, and any judicial or administrative interpretation thereof, including any judicial or administrative orders or judgments, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. §§ 9601 et seq. ("CERCLA"); the Resource Conservation and Recovery Act, 42 U.S.C. §§ 6901 et seq. ("RCRA"); the Clean Water Act, 33 U.S.C. §§ 1251 et seq.; the Clean Air Act, 42 U.S.C. §§ 7401 et seq.; the Superfund Amendments and Reauthorization Act of 1986, 42 U.S.C. §§ 9601 et seq.; the Toxic Substances Control Act, 15 U.S.C. §§ 2601 et seq.; the Hazardous Materials Transportation Act, 49 U.S.C. Appx. §§ 1801 et seq.; the Massachusetts Hazardous Waste Management Act, M.G.L. c. 21C §§ 1 et seq.; the Massachusetts Oil and Hazardous Material Release Prevention and Response Act, M.G.L. c. 21E §§ 1 et seq.; the Massachusetts Toxic Use Reduction Act, M.G.L. c. 21I §§ 1 et seq.; the Underground Storage Tank Petroleum Product Cleanup Fund, M.G.L. c. 21J §§ 1 et seq.; or any other applicable federal or state statute or city or county ordinance regulating the generation, storage, containment or disposal of any Hazardous Material (as defined in Section 9.4 below) or providing for the protection, preservation or enhancement of the natural environment, any rules or regulations promulgated pursuant to any of the foregoing statutes or ordinances, including but not limited to laws relating to groundwater and surface water pollution, air pollution, transportation, storage and disposal of oil and hazardous wastes, substances and materials, stormwater drainage, and underground and above ground storage tanks; and any amendments, modifications or supplements of any such statutes, ordinances, rules and regulations.

9.2 Tenant's Environmental Representations, Warranties and Covenants.

Tenant hereby represents, warrants and covenants as follows:

(a) Except as may be permitted by and only in accordance with Environmental Laws, Tenant shall not allow any Hazardous Materials (as defined in Section 9.4 below) to exist or be stored, located, discharged, possessed, managed, processed, or otherwise used or handled on the Premises, and shall strictly comply with all Environmental Laws affecting the Premises. Without limiting the generality of the foregoing, Tenant is not, and will not become, involved in operations at the Premises involving Hazardous Materials, except as expressly permitted by Legal Requirements.

(b) No activity shall be undertaken on the Premises by Tenant which would cause (i) the Premises to be considered a hazardous waste treatment, storage or disposal facility as defined under any Environmental Laws; (ii) a release or threatened release of Hazardous Materials into any watercourse, surface or subsurface water or wetlands, or the discharge into the atmosphere of any Hazardous Materials in each case requiring a permit under any Environmental Laws and for which no such permit has been issued.

(c) Tenant shall, with all due diligence, at its own cost and expense and in accordance with Environmental Laws (and in all events in a manner reasonably satisfactory to the Town), take all actions (to the extent and at the time or from time to time) as shall be necessary or appropriate for the remediation of all releases of Hazardous Materials by Tenant or any of its agents, contractors, servants, employees, subtenants, occupants, licensees, or operators at or from the Premises including all removal, containment and remedial actions. Tenant shall pay or cause to be paid at no expense to the Town all clean-up, administrative, and enforcement costs of applicable government agencies or the parties protected by such Environmental Laws which may be asserted against the Premises.

(d) Tenant, upon execution of this Ground Lease, shall furnish the Town with a copy of any Material Safety Data Sheets and any updates thereto or any list of substances listed on the so-called Massachusetts Substance List, established pursuant to M.G.L. c. 111F which Tenant is required to prepare, file or maintain pursuant to said chapter for any substances used or stored on the Premises. If said Material Safety Data Sheets or lists should be changed or updated during the Term of this Ground Lease, Tenant shall promptly furnish a copy of such updated or changed Material Safety Data Sheets or list to the Town.

9.3 The Town's Environmental Representations, Warranties and Covenants. The Town hereby represents, warrants and covenants as of the date of the execution of this Ground Lease as follows:

(a) The Town has not received notice of any private or governmental lien or judicial or administrative notice, order or action relating to Hazardous Materials or environmental liabilities or violations with respect to the Premises, nor to the Town's knowledge is the Premises in, or with any applicable notice or lapse of time, or failure to take certain curative or remedial actions, will be in, either direct or indirect violation of any Environmental Laws.

(b) No activity shall be undertaken on the Premises by the Town which would cause (i) the Premises to be considered a hazardous waste treatment, storage or disposal facility as defined under any Environmental Laws; (ii) a release or threatened release of Hazardous Materials into any watercourse, surface or subsurface water or wetlands, or the discharge into the atmosphere of any Hazardous Materials in each case requiring a permit under any Environmental Laws and for which no such permit has been issued.

9.4 Hazardous Materials Defined. For purposes of this Ground Lease, "**Hazardous Materials**" shall mean, but shall not be limited to, any oil, petroleum product and any hazardous or toxic waste or substance, any substance which because of its quantitative concentration, chemical, radioactive, flammable, explosive, infectious or other characteristics, constitutes or may reasonably be expected to constitute or contribute to a danger or hazard to public health, safety or welfare or to the environment, including without limitation any asbestos (whether or not friable) and any asbestos-containing materials, lead paint, waste oils, solvents and chlorinated oils, polychlorinated biphenyls (PCBs), toxic metals, explosives, reactive metals and compounds, pesticides, herbicides, radon gas, urea formaldehyde foam insulation and chemical, biological and radioactive wastes, or any other similar materials which are included under or regulated by any Environmental Law.

9.5 Notices.

(a) Tenant shall provide the Town with copies of any notices of releases of Hazardous Materials which are given by or on behalf of Tenant to any federal, state or local agencies or authorities with respect to the Premises. Such copies shall be sent to the Town concurrently with mailing or delivery to the governmental agencies or authorities. Tenant also shall provide the Town with copies of any notices of responsibility or any other notices received by or on behalf of Tenant from any such agencies or authorities concerning any non-compliance with Environmental Laws on or about the Premises, including but not limited to notices regarding Hazardous Materials or substances located on or about the Premises. In addition, in connection with any litigation or threat of litigation affecting the Premises, Tenant shall deliver to the Town any documentation or records as the Town may reasonably request and which are in Tenant's possession and may be lawfully delivered to the Town, and the Town shall deliver to Tenant any documentation or records as Tenant may reasonably request and which are in the Town's possession and may be lawfully delivered to Tenant.

(b) Tenant or the Town shall immediately notify the other party in writing should Tenant or the Town become aware of (iii) any release or threatened release of Hazardous Materials or the occurrence of any other environmental problem or liability with respect to the Premises or any real property adjoining or in the vicinity of the Premises or such other property which could subject the Town, Tenant or the Premises to a Claim under any Environmental Laws or to any restriction in ownership, occupancy, transferability or use of the Premises under any Environmental Laws; (iv) any lien filed, action taken or notice given of the nature described in Sections 9.2(b) or 9.3(b) above; (v) any notice given to Tenant from any occupant of the Premises or any notice from any governmental authority with respect to any release or threatened release of Hazardous Materials; or (vi) the commencement of any litigation or any information

relating to any threat of litigation relating to any alleged unauthorized release of any Hazardous Materials or other environmental contamination, liability or problem with respect to or arising out of or in connection with the Premises.

9.6 Environmental Indemnity. Tenant hereby presently, unconditionally, irrevocably and absolutely agrees to pay, indemnify, defend with counsel acceptable to the Town and save harmless the Town Parties for, from and against any and all Claims (including, without limitation attorneys' and experts' fees and expenses, clean-up costs, waste disposal costs and those costs, expenses, penalties and fines within the meaning of CERCLA), of any kind or nature whatsoever which may at any time be imposed upon, incurred by or asserted or awarded against any of the Town Parties and arising from any violation or alleged violation of Environmental Laws, environmental problem or other environmental matter described herein, relating to, or as a consequence of, the Tenant's operation of the Premises, including, without limitation, matters arising out of any breach of Tenant's covenants, representations and warranties. All warranties, representations and obligations set forth herein shall be deemed to be continuing and shall survive termination of this Ground Lease. In addition, the covenants and indemnities of Tenant contained herein shall survive any exercise of any remedy by the Town or Town Parties under the Lease. Tenant agrees that the indemnification granted herein may be enforced by any of the Town Parties; provided, however, that nothing contained herein shall prevent the Town from exercising any other rights under the Lease.

ARTICLE 10 TRANSFER OF TENANT'S INTEREST

10.1 Assignment by Tenant. Tenant shall not assign this Ground Lease or any interest in this Ground Lease or sublet or permit any other person to occupy or use the Premises or any portion thereof except as provided herein:

(a) Tenant may assign or sublet this Ground Lease or any interest therein upon written consent of the Town, which the Town covenants not to unreasonably withhold, condition or delay. For purposes hereof, the term assignment shall include a reorganization, dissolution or merger of Tenant or its general partner, whether by operation of law or otherwise, the admission of any new general partner or the withdrawal of its current general partner, or a transfer of fifty percent (50%) or more of the ownership interests in Tenant. It shall not be unreasonable for the Town to withhold such consent if, in the Town's reasonable opinion, the sound management and operation of the Facility for the Permitted Uses will be negatively affected by such assignment due to the financial condition or operational experience of the proposed assignee. Tenant shall provide the Town with financial and other information regarding the assignee, sufficient for the Town to determine the suitability of the assignee.

(b) Notwithstanding the foregoing, Tenant may enter into one or more subleases with the following occupants of the facilities without the consent of the Town: (i) one or more concessions, including a coffee shop, yogurt shop, or similar refreshment facility; (ii) a "pro shop" providing equipment sales and rentals; (iii) a physical therapy and rehabilitation facility; (iv) a skills training facility; (v) a strength and conditioning facility; (vi) a "family entertainment center" offering, *inter alia*, amusement devices and games; and (vii) a swim organization. Any

such subleases shall conform to applicable statutes, law, ordinances, and regulations. Any such sublease shall be made expressly subject to this Ground Lease and to the conditions hereof and provided that Town is provided with a copy of said sublease or other occupancy agreement and that such occupant carries insurance covering liability to property and persons of at least \$1,000,000 per occurrence and names the Town as an additional insured.

10.2 Leasehold Mortgages.

(a) Notwithstanding anything to the contrary contained in this Ground Lease, Tenant may, upon written notice to the Town, given prior to closing, from time to time, encumber, hypothecate, assign or mortgage its interest in the Premises with one or more mortgages, assignments of leasehold interest or any other security instruments in favor of an institutional lender or lenders, a state agency lender, or other lenders, as partial security for a loan or loans (collectively, a "Permitted Institutional Mortgage"; the holder of such Permitted Institutional Mortgage is referred to as a "Permitted Institutional Mortgagee".) Each such Permitted Institutional Mortgage shall be expressly subject to the terms and conditions of this Ground Lease. Tenant shall promptly deliver to the Town a true copy of the Permitted Institutional Mortgage and any assignment thereof. Tenant shall notify the Town of the address of the Permitted Institutional Mortgagee to which notices may be sent. The Town and Tenant hereby agree that there shall be no cancellation, surrender or any modification of this Ground Lease that would adversely affect such Permitted Institutional Mortgagee's rights hereunder without the prior consent in writing of the Permitted Institutional Mortgagee. The Town will sign such consents and estoppel agreements and related documents in connection with said Mortgage(s) as may be reasonably required by any such Mortgagee(s).

(b) Permitted Institutional Mortgages not Assignment. For the purpose of this Section 11, the making of a Permitted Institutional Mortgage shall not be deemed to constitute an assignment or transfer of this Ground Lease, nor shall any Permitted Institutional Mortgagee, as such, be deemed an assignee or transferee of this Ground Lease or of the leasehold estate hereby created so as to require such Permitted Institutional Mortgagee, as such, to assume the performance of any of the terms, covenants or conditions on the part of Tenant to be performed hereunder; but the purchaser at any sale of the leasehold interest created by this Ground Lease in any proceedings for the foreclosure of any Permitted Institutional Mortgage, or the assignee or transferee of such leasehold interest under any instrument of assignment or transfer in lieu of the foreclosure of any Permitted Institutional Mortgage, shall be deemed to be an assignee or transferee (without requiring the consent of the Town pursuant to Section 10.1) and shall be deemed to have assumed the performance of all of the terms, covenants and conditions on the part of Tenant to be performed hereunder from and after the date of such purchase and assignment, and shall execute a written instrument assuming Tenant's obligations hereunder promptly upon request by the Town.

(c) Permitted Institutional Mortgagee Cure Rights. In the event of any default in the payment of money to the Town, Permitted Institutional Mortgagee, without being under any obligation to do so, shall have the right to cure such monetary default within ninety (90) days after the giving of notice to it by the Town. In the case of any default by the Tenant other than in the payment of money hereunder, the Town will take no action pursuant to Article 11

hereunder by reason of any such default without first giving to the Permitted Institutional Mortgagee notice thereof simultaneously with notice given to Tenant, and the right, but not the obligation, for a period of ninety (90) (days after notice of such Tenant default, to cure such default, or, if such default cannot reasonably be cured within such ninety (90) days, such longer period as is required to cure such default, including such period of time as may reasonably be required for Permitted Institutional Mortgagee to obtain possession of the Premises or title to the Tenant's leasehold estate created hereby, provided, that the Permitted Institutional Mortgagee shall have commenced cure or appropriate measures to obtain possession of the Premises or title to the Tenant's leasehold estate created hereby, within such ninety (90) day period and thereafter continues diligently to effect such cure, or obtain such possession or title. The Permitted Institutional Mortgagee shall not be required to continue such foreclosure proceedings if the default shall be cured by Tenant; provided, further, that nothing herein shall preclude the Town from exercising any rights or remedies under this Ground Lease with respect to any other default by Tenant during any period of such forbearance, provided the exercise of such rights or remedies are subject to the same cure rights of the Permitted Institutional Mortgagee as set forth herein. Upon the expiration of any applicable cure period, the Town shall notify the Permitted Institutional Mortgagee whether or not Tenant has effectuated a cure within said cure period. The provisions of this Section 10.2(c) are conditioned on the following provisions:

(i) Acquisition of Possession. The Permitted Institutional Mortgagee shall, within sixty (60) days after notice of such Tenant non-monetary default, notify the Town of its election to proceed with due diligence promptly to acquire possession of the Premises or to foreclose the Permitted Institutional Mortgagee or otherwise to obtain ownership of Tenant's interest in this Ground Lease. Such notice from the Permitted Institutional Mortgagee shall be accompanied by an instrument in writing wherein such Permitted Institutional Mortgagee agrees that:

(A) during the period that such Permitted Mortgagee shall be in possession of the Premises and so long as it remains in possession and/or during the pendency of any such foreclosure or other proceedings and until the interest of Tenant in this Ground Lease shall terminate or such proceeding shall be discontinued, it will pay or cause to be paid to or on behalf of the Town all sums from time to time becoming due hereunder during such period and shall comply with all obligations of the Tenant under this Ground Lease; and

(B) if delivery of possession of the Premises shall be made to such Permitted Institutional Mortgagee, whether voluntarily or pursuant to any foreclosure or other proceedings or otherwise, such Permitted Institutional Mortgagee shall, promptly following such delivery of possession, perform all the covenants and agreements thereafter arising and herein contained on Tenant's part to be performed. Nothing in this subclause (B) shall be construed to require such Permitted Institutional Mortgagee to perform any of the Tenant's obligations hereunder accruing

after such Permitted Institutional Mortgagee ceases to be in possession.

(d) Additional Rights of Permitted Institutional Mortgagee and Town's Covenants. In addition to the matters set forth above, the Town agrees, for so long as a Permitted Institutional Mortgage is outstanding, as follows:

- (i) Notwithstanding anything to the contrary contained in this Ground Lease, in the event that the Town would otherwise have the right to terminate this Ground Lease by reason of any Event of Default by Tenant which cannot be cured by a Permitted Institutional Mortgagee, e.g., an Event of Default under Section 11.1(e), or if a Permitted Institutional Mortgagee, its successors or assigns shall acquire Tenant's interest in this Ground Lease, the Town will enter into an amendment or other agreement naming the Permitted Institutional Mortgagee or its nominee as Tenant hereunder for the remainder of the Term effective as of the date of such termination, upon the same terms, provisions, covenants, and agreements as herein contained, provided the Permitted Institutional Mortgagee or its nominee shall make written request upon the Town for such amendment or other agreement within sixty (60) days after the later of (a) the date of such termination or acquisition, or (b) the date notice of the termination is given;
- (ii) The Town and Tenant shall not (i) consent to any action taken or to be taken, the result of which would diminish or impair the priority of a Permitted Institutional Mortgage; or (ii) subordinate or consent to the subordination of this Ground Lease to any subsequent, underlying lease or mortgage. If this Ground Lease is rejected or disaffirmed by the Town or Tenant pursuant to any bankruptcy, insolvency, reorganization, moratorium or similar law, the Town shall offer the Permitted Institutional Mortgagee a new lease upon the same terms and conditions within ten (10) days after the date of such rejection; and
- (iii) The fee title to the Premises and the leasehold estate of Tenant therein shall not merge but shall remain separate and distinct notwithstanding the acquisition of said fee title by the Town, Tenant, or any third party by purchase or otherwise.

(e) To the extent that a Permitted Institutional Mortgagee or lender requires that a particular term or terms of this Agreement be modified or amended as a condition for the financing of the Project, the Parties agree to negotiate in good faith to make reasonable changes to accommodate the requirements of the Permitted Institutional Mortgagee or lender, provided that the changes, amendments or modifications are to the mutual satisfaction of both Parties.

**ARTICLE 11
TERMINATION AND DEFAULT**

11.1 Events of Default. Each of the following events shall be deemed an “Event of Default” hereunder:

(a) if Tenant shall fail to pay, as and when due, any payment of Rent or other sums payable under this Ground Lease, and such failure shall continue for a period of sixty (60) days after notice from the Town to Tenant;

(b) if Tenant shall fail to comply with the provisions of Sections 7.1, 7.2 or 7.3 hereof;

(c) if Tenant shall fail to maintain any insurance required to be maintained by Tenant hereunder following ten (10) days’ notice to Tenant;

(d) if Tenant shall fail to perform or comply with any other of the agreements, terms, covenants or conditions in this Ground Lease, other than those referred to in Subsections (a) - (c) of this Section 11.1, for a period of thirty (30) days after notice from the Town to Tenant specifying the items in default, or in the case of a default or a contingency which cannot with due diligence be cured within such thirty (30) day period, within such additional time reasonably necessary provided Tenant commences to cure the same within such 30-day period and thereafter prosecutes the curing of such default with diligence; and

(e) if Tenant shall initiate the appointment of a receiver to take possession of all or any portion of the Premises or Tenant’s leasehold estate for whatever reason, or Tenant shall make an assignment for the benefit of creditors, or Tenant shall initiate voluntary proceedings under any bankruptcy or insolvency law or law for the relief of debtors; or if there shall be initiated against Tenant any such proceedings which are not dismissed or stayed on appeal or otherwise within sixty (60) days, or if, within sixty (60) days after the expiration of any such stay, such appointment shall not be vacated or stayed on appeal.

11.2 Remedies. Upon an Event of Default, the Town at any time thereafter may give written notice to Tenant specifying such Event or Events of Default and stating that this Ground Lease and the Term hereby demised shall expire and terminate on the date specified in such notice, which shall be at least thirty (30) days after the giving of such notice. Upon the date specified in such notice, but subject to the Permitted Institutional Mortgagee Cure Rights specified in Section 10.2(c), this Ground Lease and the Term hereby demised and all rights of Tenant under this Ground Lease shall expire and terminate (unless prior to the date specified for termination the Event or Events of Default shall have been cured, in which case this Ground Lease shall remain in full force and effect), and Tenant shall remain liable as hereinafter provided and the Facility and all Improvements shall become the property of the Town without the necessity of any deed or conveyance from Tenant to the Town. Tenant agrees upon request of the Town to immediately execute and deliver to the Town any deeds, releases or other documents deemed necessary by the Town to evidence the vesting in the Town of the ownership of the Facility and all Improvements. Upon such termination, the Town may re-enter the

Premises and dispossess Tenant and anyone claiming by, through or under Tenant by summary proceedings or other lawful process.

11.3 Town's Right To Perform Tenant's Covenants.

(a) Upon an Event of Default, the Town may, but shall be under no obligation to, cure such default, which cure shall be at Tenant's sole cost and expense. The Town may enter upon the Premises (after five (5) days' written notice to Tenant except in the event of emergency) for any such purpose, and take all such action thereon, as may be necessary.

(b) The Town shall not be liable for inconvenience, annoyance, disturbance or other damage to Tenant or any operator or occupant thereof by reason of making such repairs or the performance of any such work, or on account of bringing materials, tools, supplies and equipment onto the Premises during the course thereof, and the obligations of Tenant under this Ground Lease shall not be affected thereby. The Town shall use commercially reasonable efforts to minimize interference with or disruption of Tenant or Tenant's business, occupants, operators and or lessees.

(c) All reasonable sums so paid by the Town and all reasonable costs and expenses incurred by the Town, including reasonable attorneys' fees and expenses, in connection with the performance of any such act, together with interest at the Default Rate from the date of such payment or incurrence by the Town of such cost and expense until the date paid in full, shall be paid by Tenant to the Town on demand. If the Town shall exercise its rights under Section 11.3(a) to cure a default of Tenant, Tenant shall not be relieved from the obligation to make such payment or perform such act in the future, and the Town shall be entitled to exercise any remedy contained in this Ground Lease if Tenant shall fail to pay such obligation to the Town upon demand. All costs incurred by the Town hereunder shall be presumed to be reasonable in the absence of a showing of bad faith, clear error, or fraud.

11.4 No Waiver. No failure by either the Town or Tenant to insist upon the strict performance of any agreement, term, covenant or condition hereof or to exercise any right or remedy consequent upon a breach thereof, and no acceptance of full or partial Rent or any other charges due during the continuance of any such breach, shall constitute a waiver of any such breach or of such agreement, term, covenant or condition. No agreement, term, covenant or condition hereof to be performed or complied with by either the Town or Tenant, and no breach thereof, shall be waived, altered or modified except by a written instrument executed by the other party. No waiver by the Town or Tenant of any breach shall affect or alter this Ground Lease, but each and every agreement, term, covenant and condition hereof shall continue in full force and effect with respect to any other then existing or subsequent breach thereof.

11.5 Injunctive Relief. In the event of any breach or threatened breach by Tenant of any of the agreements, terms, covenants or conditions contained in this Ground Lease, the Town shall be entitled to enjoin such breach or threatened breach and shall have the right to invoke any right and remedy allowed at law or in equity or by statute or otherwise as though re-entry, summary proceedings, and other remedies were not provided for in this Ground Lease.

11.6 Remedies Cumulative. Each right and remedy provided for in this Ground Lease shall be cumulative and shall be in addition to every other right or remedy provided for in this Ground Lease or now or hereafter existing at law or in equity or by statute or otherwise, and the exercise or beginning of the exercise by the Town or Tenant of any one or more of the rights or remedies provided for in this Ground Lease or now or hereafter existing at law or in equity or by statute or otherwise shall not preclude the simultaneous or later exercise by the party in question of any or all other rights or remedies provided for in this Ground Lease or now or hereafter existing at law or in equity or by statute or otherwise.

11.7 Survival of Tenant's Liabilities and Obligations. Tenant's liabilities and obligations under this Ground Lease shall survive a termination upon an Event of Default. The Town shall be entitled to recover from Tenant any Rent and other charges payable at the time of the termination, and as liquidated damages, the amount of the Rent and charges that would be payable by Tenant under this Ground Lease for the five-month period following the termination if the Ground Lease were still in effect, less the proceeds of any reletting on such terms and conditions as the Town, in its good faith discretion, may determine, after deducting all the Town's expenses incurred in connection with such reletting.

ARTICLE 12 SURRENDER; HOLD-OVER

12.1 Surrender.

(a) Tenant shall on the last day of the Term, or upon any earlier termination of this Ground Lease, quit and peacefully surrender and deliver up the Premises, including the Facility and the Improvements, subject to the rights of a Permitted Institutional Mortgagee hereunder, to the possession and use of the Town without delay and in good order, condition and repair (excepting only reasonable wear and tear and damage from a Taking or from a fire or other casualty after the last repair, replacement, restoration or renewal required to be made by Tenant, all as provided under this Ground Lease). The Premises shall be surrendered free and clear of all liens and encumbrances other than those existing at the commencement of the Term, those permitted under this Ground Lease or created or suffered by the Town and shall be surrendered without any payment by the Town on account of the Facility and the Improvements. Upon or at any time after the expiration or earlier termination of this Ground Lease, the Town shall have, hold and enjoy the Premises and the right to receive all income from the same.

(b) Tenant shall remove from the Premises all personal property within thirty (30) days after the termination of this Ground Lease and shall repair at Tenant's sole cost any damage to the Premises caused by such removal, unless the Town permits such property to remain; provided, however, that Tenant may not remove any fixtures, equipment, seating, or other items reasonably necessary as mutually agreed upon for the use of the Premises for the Permitted Uses.

12.2 Holdover. If Tenant or any party claiming by, through or under Tenant, retains possession of the Premises or any part thereof after the expiration or earlier termination of this Ground Lease, then the Town may, at its option, serve written notice upon Tenant that such

holding over constitutes (i) an Event of Default under the Lease, or (ii) a month-to-month tenancy, upon the terms and conditions set forth in this Ground Lease, or (iii) the creation of a tenancy-at-sufferance, in any case upon the terms and conditions set forth in this Ground Lease. Tenant shall also pay to the Town all damages sustained by the Town resulting from retention of possession by Tenant. Town shall have the right to charge Tenant rent at the then current market rate for the Premises. The provisions of this Section 12.2 shall not constitute a waiver by the Town of any right of re-entry as set forth in this Ground Lease; nor shall receipt of any Rent or any other act in apparent affirmance of the tenancy operate as a waiver of the Town's right to terminate this Ground Lease for a breach of any of the terms, covenants, or obligations herein on Tenant's part to be performed.

ARTICLE 13 ESTOPPEL CERTIFICATES

The Town and Tenant promptly shall execute and deliver to each other or to any Permitted Institutional Mortgagee, within fifteen (15) business days after request, a certificate as to matters customarily requested in connection with estoppel certificates, including, without limitation, whether or not (i) the Lease is in full force and effect, (ii) the Lease has been modified or amended in any respect and describing such modifications or amendments, if any, and (iii) there are any existing defaults thereunder to the knowledge of the party executing the certificate, and specifying the nature of such defaults, if any and will enter into any other agreements reasonably required by such Mortgagee, including Nondisturbance and Recognition agreements. Any such certificate may be relied upon by the Town, Tenant, any Permitted Institutional Mortgagee, and any transferee or assignee of a Permitted Institutional Mortgagee.

ARTICLE 14 NON-DISCRIMINATION COVENANTS

14.1 Non-Discrimination. With respect to its exercise of all rights and privileges granted herein, Tenant agrees that Tenant, its successors in interest, sublessees, licensees, operators, and assigns shall not discriminate against any person, employee, or applicant for employment because of race, color, creed, religion, national origin, age, sex, sexual orientation, marital status, handicap, veteran status or any other basis prohibited by law in Tenant's use of the Premises, including the hiring and discharging of employees, the provision or use of services, and the selection of suppliers and contractors.

14.2 Non-Compliance. Tenant shall defend, indemnify and hold the Town Parties harmless from and against any and all claims of third persons resulting from Tenant's non-compliance with any of the provisions of this Article 14.

ARTICLE 15 TOWN'S PARTICIPATION IN THE PROJECT

15.1 Payments to Assist With Design, Engineering, Permitting, and Construction Costs. In recognition of the public benefits arising from the construction of the Project, and the fulfillment of the intended use of funds bequeathed to the Town from Captain Petersen as a gift

for the specific purpose of the construction of a swimming pool to serve Town residents (the original gift, as augmented by subsequent investment proceeds, being designated as the "Donated Funds"), the Town agreed in the Components Agreement to a schedule of payments by the Town to the Tenant from the Donated Funds, to offset design, engineering, permitting, and construction costs, in a total amount of One Million and Five Hundred Thousand Dollars (\$1,500,000) ("**Town's Financial Contribution**"). As of the date of the execution of this Lease, the Town has paid \$697,663.32 towards the preparation of preliminary and final design and engineering plans and other costs associated with the permitting process ("**Prior Contribution**"). Notwithstanding any provision to the contrary in the Components Agreement, the schedule for the payment of the remaining portion of the Town's Financial Contribution shall be as follows:

(a) The difference between the Prior Contribution and the sum of One Million Dollars (\$1,000,000), said difference being \$302,336.68, to be paid to the Tenant upon (i) execution of this Ground Lease by the Town and Tenant and (ii) the filing of the Planning Board decision with the Town Clerk's office; and,

(b) the sum of Five Hundred Thousand Dollars (\$500,000), to be paid to the Tenant upon (i) the commitment of sufficient financing to Tenant for projected construction costs and (ii) the issuance of building and planning permits sufficient to commence construction.

15.2 Building Permit Fee Reductions. In further recognition of the public purpose to be served by the Project, the Town agrees that the amount to be paid by the Tenant to the Town for building permit fees shall be reduced, so that the Tenant shall pay Fifty percent (50%) of the building permit and inspection fees that would otherwise be due to be paid for the Project. This reduction shall not apply to fees imposed for water, sewer, or other utility connections, nor to the furnishing of utility services.

15.3 Operation and Maintenance of Stormwater Facilities. Tenant shall be responsible for the operation and maintenance of stormwater facilities located on or within the Premises. Tenant shall be responsible for the operation and maintenance of stormwater facilities approved and referenced in the Required Permits that are located on the High School property but not on the Premises for the first year after the issuance of a final certificate of occupancy. After that first year, provided that the Tenant demonstrates to the satisfaction of the Town Engineer that the stormwater facilities are functioning as designed and in a manner that has conformed and will continue to conform with state stormwater management standards, the Town shall accept responsibility for the subsequent operation and maintenance of stormwater facilities located on the High School property and shall perform the tasks required by the Operation and Maintenance Plan that may have been approved by the Planning Board and the Conservation Commission as a condition of the Required Permits, except for parking area and roadway sweeping provided for in Section 15.4.

15.4 Maintenance of Parking Areas and Roadways. Tenant shall be responsible for the repair and maintenance of parking areas, roadways, sidewalks, and curbing within the Premises, including (i) snow removal and (ii) parking area and roadway sweeping that may be required by the Stormwater Management and Operation Plan submitted to and approved as a condition of

Required Permits for parking area and roadways within the Premises. In recognition that parking areas and roadways on the Braintree High School property that are outside the Premises are being made available for use by Tenant under an agreement between Tenant and the Braintree School Committee, said availability being a condition of the Required Permits, the Town agrees to properly and sufficiently maintain and repair parking areas and roadways on said Braintree High School property, including snow removal, so as to facilitate use of those parking areas and roadways for use by Tenant and by the users of the Facility.

15.5 Traffic Mitigation. The Town and Tenant jointly recognize that traffic generation arising from the operation of the Facility, particularly during such events as tournaments that will likely attract high numbers of Facility users and visitors, may have effects on nearby public roadways that are not fully predictable in the absence of actual experience with the Facility's operation. The parties agree to the following measures to address and mitigate potential traffic impacts:

(a) Tenant agrees to the following:

- (i) Traffic Monitoring Study. During the permit application process, Tenant has provided to the Planning Board a traffic monitoring study, including traffic measurement on adjacent roadways prior to the commencement of operation of the Facility, at times that would correspond to anticipated peak periods of Facility use when it is in operation, to serve as a "baseline" study of pre-existing traffic conditions. Tenant has also provided a Traffic Impact and Access Study. Tenant shall undertake corresponding measurements for the same roadways (as specified by the Planning Board) during the first year that the Facility is in operation; and submit a report to the Town Planning and Community Development Department, prepared by a traffic engineer engaged by Tenant, analyzing the information obtained by the traffic measurements and proposing any desirable additional mitigation measures, if necessary.
- (ii) Special Event Management Plan. Tenant shall develop a special-event management plan, in consultation with the Town Planning and Community Development Department, to address the impacts particularly associated with special events that are likely to result in peak usage of the Facility, such as tournaments, exhibition games, or other events resulting in high attendance within a limited period of time. This plan shall address such matters as (a) traffic controls within the Premises as well as Braintree High School; (b) directional signage on and off-site; (c) advance information and publicity to potential attendees; (d) arrangements with the Braintree Police Department to furnish police details as may be deemed necessary by the Police Department; (e) measures to encourage the use of public transportation and shuttle services; and (f) contingency plans for off-site parking with shuttles, if necessary, if on-site parking (including the use of Braintree High School parking areas) is insufficient. Tenant agrees that it shall be responsible for all costs associated with developing the

plan, and with implementing measures identified in the plan.

(b) Town agrees to the following:

- (i) Improvements to parking and traffic circulation at Braintree High School. The Town agrees to develop and implement a plan to provide additional parking at Braintree High School and to improve traffic circulation within the High School property, including connections between the High School and the Premises, with the objective of improving the common usage of the High School property and the Premises.

(c) Tenant and the Town agree to the following:

- (i) Tenant and Town will cooperate in designing and implementing a wayfinding signage system to assist the public with directions to the Premises and circulation within the Premises and the High School property.
- (ii) Off-site traffic control improvements. If mitigation and traffic management measures implemented by Tenant are insufficient to prevent a worsening in the current level of service on Town, Pond, and/or Granite Streets arising from the use of the Premises, Tenant and the Town agree to cooperate in developing a plan with additional off-site traffic control improvements, such as lane striping, changes to existing traffic signaling, or the installation of additional traffic signal devices. In compliance with the Required Permits, the Tenant shall undertake, at Tenant's sole cost, a Traffic Signal Warrants Study to be performed to ascertain whether a traffic signal is warranted at Pond and Town Streets, said Traffic Signal Warrants Study to be performed within nine (9) months of a full Certificate of Occupancy. Notwithstanding anything to the contrary, the Town, if the measures outlined below are required by the Planning Board and/or Planning Staff, has agreed to install and implement the agreed-upon measures at the Town's sole cost and in a timely manner to ensure compliance with Legal Requirements. Said measures to include:
- At Granite Street, Pond Street, and King Hill Road, widening & striping to allow for double left turn movements and signal timing and phasing modified. If feasible, this shall be accomplished prior to the issuance of a full Certificate of Occupancy, and in any event, no later than one year after the issuance.
 - Should said Traffic Signal Warrants Study referenced above demonstrate a traffic signal is needed at Pond and Town Streets, then the Town of Braintree shall provide the Special Permit Granting Authority with a cost estimate and proposed schedule of installation in accordance with Section 135-1405 of the Town of

Braintree Zoning Bylaws.

- At Braintree Five Corners, to consult and, if approved by MDOT, to modify signal timing at peak hours.

Said measures are subject to any necessary approvals by agencies and departments of the Town and the Commonwealth.

**ARTICLE 16
MISCELLANEOUS**

16.1 Amendments to Lease. This Ground Lease may not be amended, modified, supplemented or extended except by a written instrument executed by the Town and Tenant.

16.2 Notices. Any and all notices, demands, requests, submissions, approvals, consents, disapprovals, objections, offers or other communications or documents required to be given, delivered or served, or which may be given, delivered or served, under or by the terms and provisions of this Ground Lease or pursuant to law or otherwise, shall be in writing and shall be delivered by hand, nationally recognized overnight express commercial service such as "Federal Express" (in either case with evidence of delivery or refusal thereof) or by registered or certified mail, return receipt requested, addressed if to Tenant to:

Tenant:

BSC Partners, LLC
c/o David Boucher
1395A Commerce Way
Attleboro, MA 02703

With a copy to:

Scott F. Lacy, Esq.
11 Robert Toner Boulevard, Suite 5
North Attleborough, MA 02760

or to such other address as Tenant may from time to time designate by written notice to the Town, or if to the Town addressed to:

Town:

Town of Braintree
c/o Office of the Mayor
1 JFK Memorial Drive
Braintree, MA 02184

With a copy to:

Town of Braintree
Town Solicitor
1 JFK Memorial Drive
Braintree, MA 02184

or to such other address as the Town may from time to time designate by written notice to Tenant, or to such other agent or agents as may be designated in writing by either party. The earlier of: (i) the date of delivery by overnight express commercial service, or (ii) the date of delivery or upon which delivery was refused as indicated on the registered or certified mail return receipt shall be deemed to be the date such notice or other submission was given.

16.3 Severability. If any term or provision of this Ground Lease or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Ground Lease, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Ground Lease shall be valid and be enforced to the fullest extent permitted by law.

16.4 WAIVER. THE PARTIES HERETO WAIVE A TRIAL BY JURY OF ANY AND ALL ISSUES ARISING IN ANY ACTION OR PROCEEDING BETWEEN THEM OR THEIR SUCCESSORS OR ASSIGNS UNDER OR CONNECTED WITH THIS GROUND LEASE OR ANY OF ITS PROVISIONS, ANY NEGOTIATIONS IN CONNECTION THEREWITH, OR TENANT'S USE OR OCCUPATION OF THE PREMISES.

16.5 Quiet Enjoyment. Tenant, upon paying the Rent and other charges herein provided for and observing and keeping all covenants, agreements and conditions of this Ground Lease on its part to be kept, shall quietly have and enjoy the Premises during the Term of this Ground Lease without hindrance by anyone claiming by, through or under the Town, subject, however, to the exceptions, reservations and conditions of this Ground Lease and matters of record. The foregoing shall not create any liability on the part of the Town for any defects in or encumbrances on the Town's title existing as of the date hereof.

16.6 Integration. All prior understandings and agreements between the parties with respect to this Ground Lease, including the Components Agreement, are merged within this Ground Lease, which alone fully and completely sets forth the understanding of the parties.

16.7 Bind and Inure. The covenants and agreements herein contained shall bind and inure to the benefit of the Town, its successors and assigns, and Tenant, its successors and assigns.

16.8 Notice of Lease. The Town and Tenant mutually agree to execute herewith, in triplicate, a Notice of Lease in recordable form with respect to this Ground Lease, which shall be recorded forthwith with the Registry of Deeds, and agree to execute, upon termination of this Ground Lease for whatever cause, a Notice of Termination of Lease in recordable form for

recording with said Registry of Deeds.

16.9 Enforcement of the Town's Liability. Anything contained in this Ground Lease to the contrary notwithstanding, but without limitation of Tenant's equitable rights and remedies, the Town's liability under this Ground Lease shall be enforceable only out of the Town's interest in the Premises; and there shall be no other recourse against, or right to seek a deficiency judgment against, the Town, nor shall there be any personal liability on the part of the Town or any Town Parties, with respect to any obligations to be performed hereunder. Without limitation of the foregoing, the Town shall not be liable, except as provided for in Section 4.2 of this Agreement, for any loss, damage or injury of whatever kind caused by, resulting from, or in connection with (i) the supply or interruption of water, gas, electric current, oil or any other utilities to the Premises, (ii) water, rain or snow which may leak or flow from any street, utility line or subsurface area or from any part of the Premises, or (iii) other leakage from pipes, appliances, water, sewer or plumbing works therein or from any other place. Except as provided for in Section 4.2 of this Agreement, in no event shall the Town be liable to Tenant for any indirect, special or consequential or punitive damages or loss of profits or business income arising out of or in connection with this Ground Lease.

16.10 No Merger. There shall be no merger of this Ground Lease or of the leasehold estate hereby created with the fee estate in the Premises by reason of the fact that the Town may acquire or hold, directly or indirectly, the leasehold estate hereby created or an interest herein or in such leasehold estate, unless the Town executes and records an instrument affirmatively electing otherwise.

16.11 Captions. The captions of this Ground Lease are for convenience and reference only and in no way define, limit or describe the scope or intent of this Ground Lease nor in any way affect this Ground Lease.

16.12 Massachusetts Law Governs. This Ground Lease shall be governed exclusively by, and construed in accordance with, the laws of the Commonwealth of Massachusetts.

16.13 Time of the Essence. Time shall be of the essence hereof.

16.14 Excavation and Shoring. If any excavation shall be made or contemplated to be made by Tenant for building or other purposes upon property or streets adjacent to or nearby the Premises, Tenant shall do or cause to be done all such work as may be necessary to preserve any of the walls or structures of the Facility or Improvements from injury or damage and to support the same by proper foundations. All such work done by Tenant shall be at Tenant's sole cost and expense as may be required under Required Permits.

16.15 No Partnership or Joint Venture. Nothing contained under this Ground Lease, including the provisions of Article 15, shall be construed to create a partnership or joint venture between the Town and Tenant or to make the Town an associate in any way of Tenant in the conduct of Tenant's business, nor shall the Town be liable for any debts incurred by Tenant in the conduct of Tenant's business, and it is understood by the parties hereto that this relationship is and at all times shall remain that of landlord and tenant.

16.16 Tenant Request for Consent. Tenant shall reimburse the Town for its reasonable attorneys' fees and out-of-pocket expenses incurred in connection with any request by Tenant for the Town's consent hereunder.

16.17 Brokers. The Town and Tenant each warrants and represents to the other that it has had no dealings or negotiations with any broker or agent in connection with this Ground Lease. Each agrees to pay, and shall hold the other harmless and indemnified from and against any and all costs, expenses (including without limitation counsel fees) or liability for any compensation, commissions and charges claimed by any broker or agent resulting from any such dealings by the indemnifying party with respect to this Ground Lease or the negotiation therefor.

16.18 Covenants Running with the Land. Tenant intends, declares, and covenants, on behalf of itself and all future holders of Tenant's interest hereunder, that this Ground Lease and the covenants and restrictions set forth in this Ground Lease regulating and restricting the use, occupancy, and transfer of the Premises (a) shall be and are covenants running with the Premises, encumbering the Premises for the term of this Ground Lease, binding upon Tenant and Tenant's successors-in-interest; (b) are not merely personal covenants of Tenant; and (c) the benefits shall inure to the Town.

16.19 Authority.

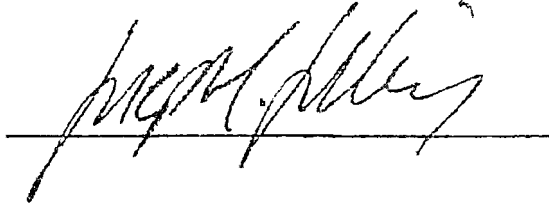
(a) This Ground Lease is to be executed on behalf of the Town of Braintree by its Mayor, as the chief executive officer of the Town under the provisions of the Town Charter and Ordinances, and as previously authorized by vote of the Braintree Town Council.

(b) Tenant covenants that it has full power and authority to enter into and perform this Agreement and all documents, instruments and contracts entered into or to be entered into by it pursuant to this Agreement and to carry out the transactions contemplated hereby. This Agreement is, and all documents to be executed by Tenant and delivered to Town at the Closing will be on the Closing Date, duly authorized, executed and delivered by Tenant and all consents and approvals of third parties will have been obtained. This Agreement is, and all documents to be executed by Tenant and delivered to Town at the Closing will be the legal, valid and binding obligations of Tenant, enforceable in accordance with their respective terms and will not violate any provisions of any contract or judicial order, to the best of Tenant's knowledge, to which Tenant is a party to or by which Tenant is subject or bound. Neither the execution and delivery of this Agreement nor the consummation of the transactions contemplated by this Agreement is subject to any requirement that Tenant obtain any consent, license, approval or authorization of, any third party.

16.20 Dispute Resolution. All claims, disputes and other matters in question between the Town and the Tenant arising out of or relating to this Ground Lease or the breach thereof shall be submitted for resolution to a court of competent jurisdiction in Norfolk County, Massachusetts, unless otherwise agreed to by the parties. Notwithstanding the foregoing, the parties agree to negotiate in good faith any claims, disputes or other matters in question during the term of this Ground Lease before resorting to such litigation.

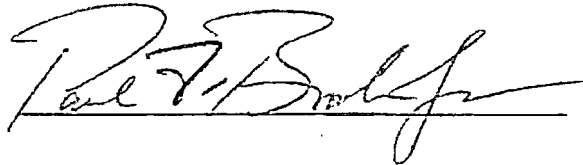
EXECUTED as of the date first set forth above.

TOWN OF BRAINTREE
By its Mayor

A handwritten signature in cursive script, appearing to read "Joseph C. Sullivan", is written over a solid horizontal line.

Joseph C. Sullivan, Mayor

TENANT
BSC Partners, LLC,

A handwritten signature in cursive script, appearing to read "Paul Brooks", is written over a solid horizontal line.

Paul Brooks, Manager, duly authorized

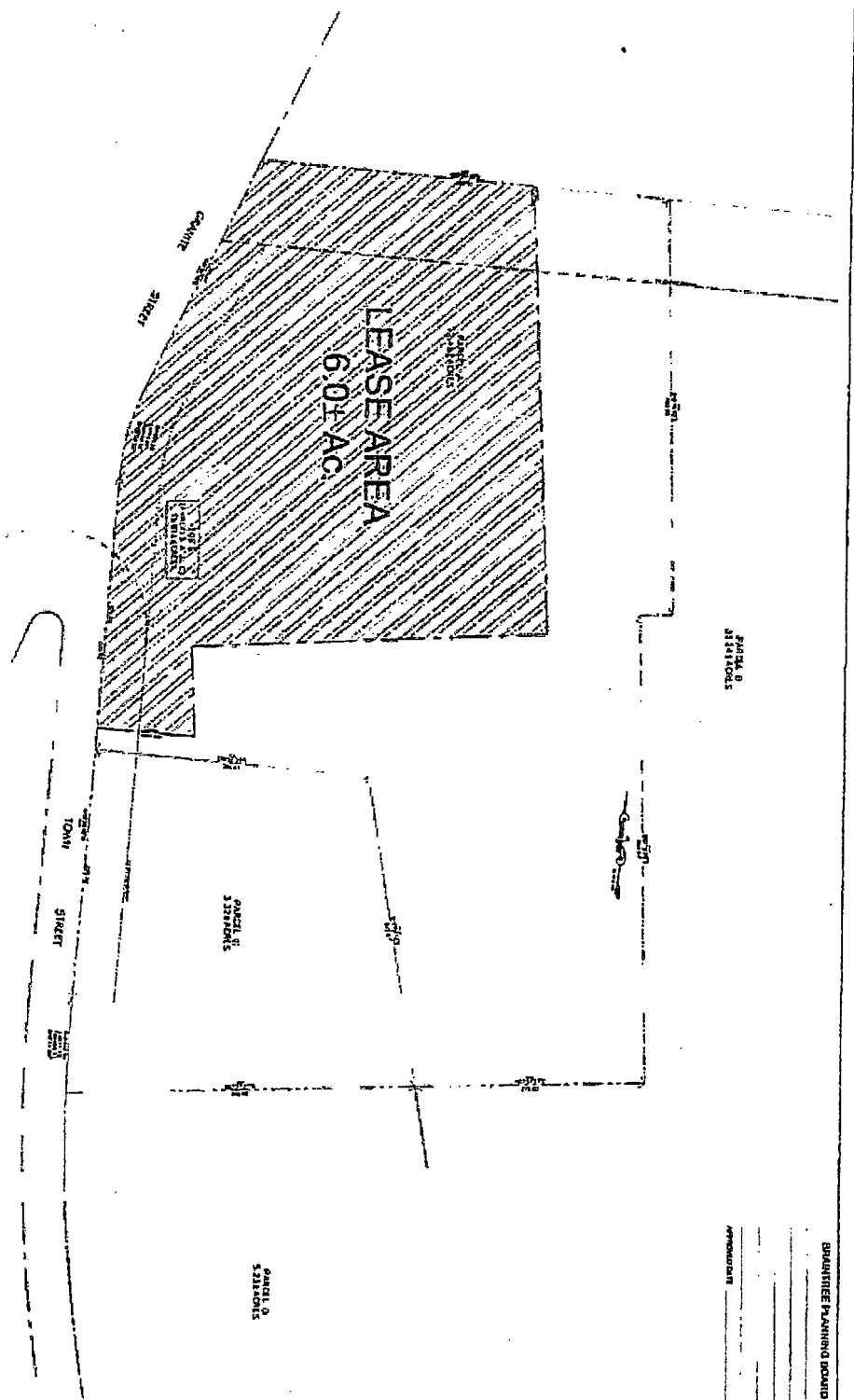
EXHIBIT "A"

ITEM	REQUIREMENT	COMMENTS
1. ZONING DISTRICT	RES-1	RESIDENTIAL SINGLE-FAMILY
2. ZONING DISTRICT	RES-2	RESIDENTIAL SINGLE-FAMILY
3. ZONING DISTRICT	RES-3	RESIDENTIAL SINGLE-FAMILY
4. ZONING DISTRICT	RES-4	RESIDENTIAL SINGLE-FAMILY
5. ZONING DISTRICT	RES-5	RESIDENTIAL SINGLE-FAMILY
6. ZONING DISTRICT	RES-6	RESIDENTIAL SINGLE-FAMILY
7. ZONING DISTRICT	RES-7	RESIDENTIAL SINGLE-FAMILY
8. ZONING DISTRICT	RES-8	RESIDENTIAL SINGLE-FAMILY
9. ZONING DISTRICT	RES-9	RESIDENTIAL SINGLE-FAMILY
10. ZONING DISTRICT	RES-10	RESIDENTIAL SINGLE-FAMILY

ZONING BY-LAW REQUIREMENTS			
REQUIREMENT	RES-1	RES-2	RES-3
1. MINIMUM LOT AREA	10,000 SQ. FT.	10,000 SQ. FT.	10,000 SQ. FT.
2. MINIMUM LOT WIDTH	30 FT.	30 FT.	30 FT.
3. MINIMUM FRONT SETBACK	10 FT.	10 FT.	10 FT.
4. MINIMUM SIDE SETBACK	5 FT.	5 FT.	5 FT.
5. MINIMUM REAR SETBACK	5 FT.	5 FT.	5 FT.
6. MAXIMUM BUILDING HEIGHT	35 FT.	35 FT.	35 FT.
7. MAXIMUM GROUND COVER	30%	30%	30%
8. MAXIMUM NUMBER OF UNITS	1	1	1
9. MAXIMUM NUMBER OF STORIES	2	2	2
10. MAXIMUM NUMBER OF GARAGES	1	1	1

NOTES:

1. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE. THE GRANULATION SHALL BE FIELD CHECKED BY THE APPLICANT AT HIS OWN RISK AND LIABILITY. THE GRANULATION SHALL BE FIELD CHECKED BY THE APPLICANT AT HIS OWN RISK AND LIABILITY. THE GRANULATION SHALL BE FIELD CHECKED BY THE APPLICANT AT HIS OWN RISK AND LIABILITY.



LEVEL
 BRAintree PLANNING BOARD
 1410.00
C-1.2
 PLAN OF LAND

PETERSEN POOL
 BRAINTREE SPORT CENTER-PETERSEN POOL
 A PORTION OF AM 1042, PARCELS 01 & 02
 128 TOWN STREET
 BRAINTREE, MASSACHUSETTS

NO.	REVISION	DATE
1	ISSUED FOR PERMITTING	11/15/11
2	REVISED PER PERMITTING	11/15/11
3	REVISED PER PERMITTING	11/15/11
4	REVISED PER PERMITTING	11/15/11
5	REVISED PER PERMITTING	11/15/11
6	REVISED PER PERMITTING	11/15/11
7	REVISED PER PERMITTING	11/15/11
8	REVISED PER PERMITTING	11/15/11
9	REVISED PER PERMITTING	11/15/11
10	REVISED PER PERMITTING	11/15/11

EXHIBIT B

Schedule of Performance

Construction Milestone	Anticipated Start Date
1. Install erosion and sediment controls;	August 2018
2. Remove existing pavement and structures in designated areas;	August 2018
3. Rough grade site;	September 2018
4. Install stormwater management system and site utilities;	September 2018
5. Install building foundation;	October 2018
6. Place binder coat pavement and bring drainage system on line with inlet protection installed for all newly installed appurtenances;	Mid-October 2018
7. Install mitigation plantings along northern border, if seasonally appropriate	April 2019
8. Fine grade site and loam and seed all disturbed areas;	Mid-August 2019
9 Install remaining landscaping;	Mid-August 2019
10. Place top coat pavement;	Mid-August 2019
11. Project close out; and	End of August 2019
12 Certificate of Occupancy	September 2019

EXHIBIT C

RENT SCHEDULE

Years 1-5	\$0
Years 6-10	\$75,000 per year
Years 11-15	\$115,000 per year
Years 16-20	\$132,000 per year
Years 21-25	\$152,000 per year
Years 26-30	\$175,000 per year
Years 31-35	\$201,000 per year
Years 36-40	\$231,000 per year
Years 41-45	\$266,000 per year
Years 46-50	\$306,000 per year

EXHIBIT E

Lisa Bourque

From: Paul Cokinos <paul@bochice.com>
Sent: Monday, April 12, 2021 2:22 PM
To: Taub, Nicole
Subject: Peterson Pool Project.docx
Attachments: Peterson Pool Project.docx

CAUTION: This email was sent from an external source. Please be extra vigilant when replying, opening attachments or clicking links.

Nicole here is the breakdown of the building with Dollar figures and amount financed.

Thanks

Paul Cokinos
Peterson Pool Project

Peterson Pool Project

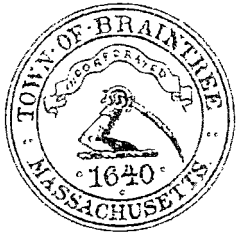
128 Town Street

Braintree, Mass 02184

Developer: Peterson Pool LLC

Project overview :	84,642 sq. ft. building
Land Development:	2555,000 sq. ft.
Building Description:	Single stories with Mezzanine Level
Building Components :	2 NHL size Ice Arenas 1 Junior Olympic Pool
Cost to Build out:	Rink 1 \$3,500,000 Rink 2 \$2, 800,000 Pool \$3,400,000
Total Cost:	\$9,733,000
Total Cost per Sq. Ft:	Rink 1 \$132/sq/ft Rink 2 \$129/Sq/ft Pool \$248/sq/ft.
Financing:	\$7,350,000

EXHIBIT F



Office of the Mayor

One JFK Memorial Drive
Braintree, Massachusetts 02184

Charles C. Kokoros
Mayor

781-794-8100

April 15, 2021

Paul Cokinos
E Street, LLC
1105 E Street
Dedham, MA 02026

Sent via e-mail and U.S. Mail

Paul,

Thank you for the update. While I hope you and your team feel better, I have to express my disappointment in the cancellation of the meeting. As agreed to at our meeting on March 31, 2021, the following milestones were to be met by tomorrow:

- Architectural drawings for the outside of the building
- Contract with Weston & Sampson for the pool

It is unclear from the e-mail below if the rendering of the exterior of the building will be included in the materials provided today. Please confirm that is the case and also verify that you have engaged with an architect for this project and who will be responsible for the design work. Also, please confirm who will be delivering materials and that they will come to my attention.

In addition to the above, there are items that were not completed in advance of the April 9 meeting and remain outstanding:

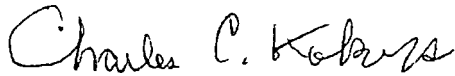
- Financing—You provided a summary of the financing requested, reported that the financial paperwork has been submitted to the bank and that it was in underwriting; however, you have not provided any documentation from the bank confirming that financing has been authorized for the project. There is also no reference to the financing in your e-mail. Please provide an update and documentation from the bank.
- Foundation Permit—A drawing was provided, but it is insufficient to obtain a foundation permit. The information provided at the meeting indicated that final drawings would be delivered on April 15. As of this correspondence, they have not been received and instead your e-mail from earlier today indicates that work is ongoing to revise these plans.
- Order of Conditions—A draft response to the outstanding conditions was provided, but the attachments are still pending. What is the status of this documentation?

I understand there is work being done on the site, but these milestones are essential to the continuation of the project and, as we previously discussed, must be completed in order to continue moving forward.

Additionally, it has come to my attention that there are outstanding balances due to vendors with whom E Street, LLC has engaged to perform work on the site. When this was discussed previously you reported that payments were being scheduled to resolve the balances; however, that does not appear to have occurred. Instead, a second vendor has reported monies owed. The total due, as reported to the Town, is now \$233,289 to C. Carney Environmental and \$221,677.91 to Metro Equipment Corporation, for work completed over one year ago. The Ground Lease, Section 3.5, is clear that all costs and expenses associated with the facility, including construction costs, are the responsibility of E Street, LLC and these outstanding balances must be resolved immediately.

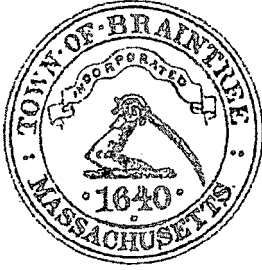
Please be advised that your failure to meet these milestones, as well as the terms set forth in the Ground Lease and Components Agreement, will result in the termination of this contract.

Sincerely,

A handwritten signature in black ink that reads "Charles C. Kokoros". The signature is written in a cursive style with a large initial "C".

Charles C. Kokoros
Mayor

EXHIBIT G



TOWN OF BRAINTREE
OFFICE OF THE TOWN SOLICITOR
One JFK Memorial Drive
Braintree, Massachusetts 02184
Tel: 781-794-8153 Fax: 781-794-8305

Charles C. Kokoros
Mayor

Nicole I. Taub
Town Solicitor

April 16, 2021

E Street, LLC
c/o Paul Cokinos
1105 East Street
Dedham, MA 02026

Re: Petersen Pool and Rink Facility

Dear Mr. Cokinos,

E Street, LLC ("E Street" or "Tenant") took over the rights to the construction of the Petersen Pool and Rink Facility ("Facility") through Assignment of the project on August 19, 2019. Shortly thereafter, on September 26, 2019, E Street and the Town executed a Ground Lease Modification Agreement, affirming E Street's obligations and timetable for performance as the Tenant responsible for completion of the project.

As of the date of this correspondence, E Street has failed to meet the previously established milestones for the construction of the Facility, including but not limited to, ~~providing proof of financing necessary to proceed with the project, payment of outstanding balances for work performed, the pursuit of required permits to commence construction and the production of construction and architectural plans necessary to obtain the same.~~ The inability to complete these tasks is inconsistent with prior representations relied upon by the Town to continue the project beyond the dates set forth in the Ground Lease, as amended on September 26, 2019, and require termination as set forth below.

As you know, there are several governing documents relating to the development, construction and operation of the Facility, starting with the special legislation enacted to allow this project to move forward and culminating with the execution of the Ground Lease Modification Agreement ("Lease") on September 26, 2019. Despite E Street's recognition that time is of the essence with respect to each and every obligation arising under the Lease, a substantial amount of time has passed without significant progress towards the construction of the Facility. As a result, the Town has serious concerns about E Street's current performance and plans for completing this project. Further, as detailed below, E Street has failed to complete its obligations as set forth in the Lease and as of the date of this correspondence is in default requiring termination.

Section 3.1(c)-Project.

The Lease sets forth clear responsibilities for both parties regarding the funding of this project, including E Street's agreement to "make diligent efforts to obtain financing" within sixty (60) days from the execution of the Lease. Where the Lease was executed on September 26, 2019, E Street was required to demonstrate to the Town through written documentation that it had "obtained a commitment of sufficient financing from institutional or other sources to commence and complete the construction of the Project" no later than December 24, 2019. *See Section 3.1(c), as amended.* More than eighteen (18) months have passed since the execution of the Lease and E Street has failed to "demonstrate to the Town through written documentation" that it has obtained a commitment of sufficient financing to commence and complete the construction of the project. Therefore, E Street is in violation of the Lease and the Town is exercising its right to terminate pursuant to Section 3.1(c), as amended, effective May 16, 2021.

Section 3.5-Manner of Construction; Cost of Project.

In addition to the obligation to obtain financing, E Street maintains a responsibility to "pay (or cause to be paid) all costs and expenses associated with the Facility, Tenant Improvements or Tenant Work (including, without limitation, all architectural, engineering, construction, legal and consultant fees and costs, other than payments agreed to and made under the terms of the Components Agreement)." The Town has been informed that there are outstanding balances due to vendors who performed work on behalf of E Street on this project dating back to January 2020. The total due, as reported to the Town, is now \$233,289 to C. Carney Environmental and \$221,677.91 to Metro Equipment Corporation. E Street's failure to resolve these outstanding balances constitutes a further violation of the Lease and the failure to pay these expenses constitute an event of default pursuant to Article 11, Section 11.1(d) and 11.2 of the Lease. In the event that E Street is able to secure financing and commence construction, thereby rendering the above termination null and void, it must also cure this default through payment of all outstanding balances no later than May 16, 2021 in order to prevent the expiration and termination of the Lease due to the Event of Default described herein. *See Sections 11.1(d) and 11.2.*

Additionally, the Lease establishes clear deadlines for the completion of the project based on E Street's obligation to "use diligent efforts to obtain all final permits, approvals and licenses" and to "diligently pursue" all permits required for the construction and use of the Facility. *See Section 3.1(a) and 3.3(a).* To date, E Street has failed to obtain a building permit necessary to commence construction. Despite filing an initial application in February 2020 for a foundation permit, and repeated requests from the Town for foundation and architectural plans, E Street has failed to submit the necessary documentation to support the application, thereby preventing the Building Inspector from issuing the permit.¹ E Street's failure to "diligently pursue" the building permit constitutes a further violation of the Lease and the failure to obtain the required permit constitutes an event of default pursuant to Article 11, Section 11.2(d) and 11.2 of the Lease. In the event that E Street is able to secure financing and pay all outstanding balances, as set forth

¹ Assuming E Street had obtained the building permit, final construction was scheduled for completion within fifteen months of receipt. *See Section 3.1(a), as amended.* Even allowing for a period of time to process the building permit application, construction of the facility should have been completed prior to the date of this correspondence or, at a minimum, initiated on the site.

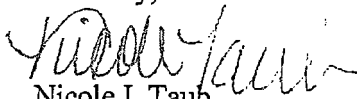
above, thereby remedying those breaches, it must also cure this default through receipt of a building permit no later than May 16, 2021 in order to prevent the expiration and termination of the Lease due to the Event of Default described herein. *See Sections 11.1(d) and 11.2.*

Further, please be advised that the termination of the Lease does not relieve E Street from liability to pay any outstanding costs, or other obligations, relating to the project. *See Sections 4.2(a) and 11.7.* As such, the Town demands that E Street fulfill its obligations as previously agreed and pay all outstanding balances in full. Also, E Street is required to maintain several insurance policies, as well as ensure that any engineer, architect or other design professional maintains professional liability insurance, for the duration of the Lease. *See Sections 6.1-6.8.* Updated proof of insurance coverage is required and must be provided to avoid a further Event of Default as described in Section 11.1(c).

For these reasons, and the evidence that E Street has not met the obligations outlined in the Lease, this letter shall service as notice that the Lease shall terminate in thirty (30) days, effective May 16, 2021, if E Street fails to cure the defaults identified herein. Upon the termination of the Lease, title to the facility, all tenant improvements and any design, engineering, architectural and other plans relating to the Facility shall immediately vest in the Town and shall be surrendered.

If you have any questions please contact me at (781) 794-8153.

Sincerely,


Nicole I. Taub

cc: Bob Kelley, Esq., 656 Canton Ave., Milton, MA 02186

EXHIBIT H

Lisa Bourque

From: Robert Kelley <bobkelley89@gmail.com>
Sent: Wednesday, May 5, 2021 6:50 PM
To: Taub, Nicole
Subject: Peterson pool

CAUTION: This email was sent from an external source. Please be extra vigilant when replying, opening attachments or clicking links.

Nicole I send this email to memorialize correspondence and to begin framing issues in case there is necessity to bring suit. I represent the tenant and developer specifically the corporate general manager Paul Cokinos. I received a notice of termination of ground lease at Braintree high school

I reviewed it and my first thought is that your client is trying to push the project time frames using a notice to quit as a tool but with no serious desire to actually throw Paul and e street off a project he/it has spent so much time and money on.

We sincerely hope this is the case, as your real client is the citizens and they should get to see the project built; they know from passing by the site that real every day work is being done

I will defer a formal response to the notice until after we are certain that one is necessary.

In the meantime the sub paragraph of the lease 16.20 you drafted requires you to act and us to act in good faith to resolve any claim s or disputes so you and I will need to meet expeditiously as required to work out any concerns and get to a resolution that allows The project to continue.

This clause you wrote is especially important to invoke because the alleged defaults are not even close to triggering default remedies

Remember that Paul caused a lender to issue finance commitments in the first few months of the project so your allegations about failing to get finance commitments is not accurate.

However a modified commitment is now needed due to the pandemic but certainly we can easily satisfy your concern about project funding

Your invocation of paragraph 3.5 which discusses construction where it says tenant shall pay costs and expenses as a provision triggering a default is quite frankly very unfair.

How unfair are you being?

You indicate in the notice that you heard e street did not pay two bills and use rumor as facts then attempt to throw e street off a job it has already spent hundreds of thousands of dollars on then indicate it will lose its investment on a rumored dispute. That is extremely unfair considering the pandemic etc but it will not hold up in court

Yet despite the unfair approach we certainly will do what is necessary to resolve any outstanding bills even ones we have a good faith reason to contest in a manner that safeguards the town which by the lease wants to avoid liens on the land

And your third allegation is especially unfair as you completely omit to admit that in the lease you drafted excuses time for performance for events that the tenant had no control over.

Thanks for spending so much time carving out excusable delay because there were several parts of the clause that are triggered here. Of course the pandemic is the elephant in the living room and it gives Paul and e street great latitude to delay the project for good cause. The refusal of subs to work because of the pandemic excuses performance. As well which happened

But curiously even though Paul and e street was forced to shut down construction e street continued with due diligence with you very involved all through the summer. It was e street which identified the storm water and drainage design flaws and the town ultimately agreed the design would not work. Nevertheless the need for redesign excuses performance as well

And within days after final approval of the the new design you will agree e street rushed back to work as it was the town which thought it was premature not to wait out appeal period s

The point is you and I both no that throwing e street off a site it has worked hard to develop is not a fair thing to do given the past year s events leaving our legal arguments aside for now

As such the intent here is to begin the dialogue to get all town concerns to be resolved satisfactorily, to do what is necessary within reason to obtain a letter indicating e street is not in default on the lease or to frame whatever issues need addressing so we can get such a letter soon

I want to take this time to ask that you consider redacting the notice in light of all the work that is being done since it came out.

If that is not your intention then let's discuss what process we need to initiate to get back to being on the same page.

I recommend if the first request is not agreeable then we agree to meet but in the interim we are to be given more time to get some issues resolved such as:

We will obtain a new lender post COVID-19 commitment by June 1

We will identify disputes we have with any vendors and if reasonable to dispute it we would agree that if a claim were filed we would sign an indemnity agreement and agree to post bond if required to do so

Lastly we would meet to discuss rewriting a plan for timing out construction which will have in it a deadline to obtain a foundation permit by June 1

These are all reasonable proposals that we hope you will convert to agreement.

Let me know soon how you wish to proceed because the lease requires court intervention and we stand ready to go first and seek injunctive relief but want to avoid this as well

Let's talk tomorrow about all this after you have digested

Thanks

Bob Kelley
Sent from my iPhone

EXHIBIT I

Lisa Bourque

From: Robert Kelley <bobkelley89@gmail.com>
Sent: Thursday, May 6, 2021 1:45 PM
To: Taub, Nicole
Subject: Peterson pool project

CAUTION: This email was sent from an external source. Please be extra vigilant when replying, opening attachments or clicking links.

Nicole: I called you yesterday and asked that you communicate with me as the tenant s representative. I emailed you and indicated that under the terms of the lease you were obligated to enter into good faith discussions to resolve any issues and that if dissatisfied you would need to initiate a court suit,

Having in mind your lack of response I called and left voice mails Thursday morning just after 9 am and again at just before 130 p m (the 6th)

By refusing to return communication you have communicated for the mayor the position that you are refusing to discuss a matter and instead believe that you can run out a clock then terminate a lease thereby summarily wiping out a half million dollar investment.

Yours and the mayor s childlike behavior is downright dangerous as you not only place a project that the town citizens received as a gift from a donor in jeopardy but you are a bout to cause real losses to a town budget

I again urge you to reverse position but you leave us no choice but to initiate suit in Norfolk superior court. You are now on notice that the case you created is now in Presuit. Thus you must preserve all communication including the voice mails I left you.

You cannot represent the town as you are a fact witness with additional conflicts as well so you must refer this matter to outside counsel immediately so we have opportunity to attempt to resolve this case ahead of litigation or at least know we are dealing with independent counsel. Also with time running short we need dates for scheduling on a short order of notice

I will formally respond to your letter by tomorrow. In it of course we dispute the alleged default but also point out that you can't just run out your imaginary clock. I also recommend that you break from your chief executive and reverse the silence because it may just implicate bbo concerns.

Once again we stand ready to meet and resolve any issues but we can't negotiate with ourselves. As unfortunate as it is if this goes to court I do believe there is flexibility to ask for costs. Please communicate with me at your earliest convenience

Bob Kelley

Sent from my iPhone

EXHIBIT J

Lisa Bourque

From: Robert Kelley <bobkelley89@gmail.com>
Sent: Friday, May 7, 2021 3:00 PM
To: Taub, Nicole
Subject: Re: Petersen pools

CAUTION: This email was sent from an external source. Please be extra vigilant when replying, opening attachments or clicking links.

Nicole: I take your carefully worded response as a denial of our request to extend your arbitrary deadline 30 days. Your tactical response is consistent with your run out the clock strategy.

You know as you submit your response that the likelihood of litigation is very strong. You are obligated to refer this case to outside counsel today as you refuse to give a reasonable extension knowing it triggers litigation. We need to agree on a date for a short order of notice and need to have it Monday from outside counsel.

Once again I request a 30 day extension of the arbitrary deadline as certainly the issues you raise can be worked out by then See you Monday Bob

Sent from my iPhone

> On May 7, 2021, at 2:23 PM, Taub, Nicole <ntaub@braintree.ma.gov> wrote:

>

> Attorney Kelley,

>

> We are confirmed for Monday at 1 pm. Please bring any updated plans and materials compiled to date for review. Also, please provide a copy of the 2019 financing letter referenced below. Upon review of these materials, and further discussion on Monday, the Town will evaluate the request for an extension of time.

>

> Thank you.

>

> Nicole I. Taub, Esq.

> Chief of Staff and Operations

> Town Solicitor

> Town of Braintree

> One JFK Memorial Drive

> Braintree, MA 02184

> Office: (781) 794-8153

>

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>

>

> -----Original Message-----

> From: Robert Kelley [mailto:bobkelley89@gmail.com]

> Sent: Friday, May 7, 2021 2:04 PM

> To: Taub, Nicole <ntaub@braintreema.gov>

> Subject: Re: Petersen pools

>

> CAUTION: This email was sent from an external source. Please be extra vigilant when replying, opening attachments or clicking links.

>

>

> Nicole

> I tried calling you. It is fairly apparent that with your new, limited form of communication, that you intend to continue with a run the clock out strategy as you failed to respond to our request to extend what is your arbitrary deadline of may 16th.

>

> For the record our interpretation of the lease is that you can set a deadline for cure within which includes an obligation to extend that deadline when necessary to allow the tenant to cure and that if in your view the matter was not cured then and only then could you attempt to sue.

>

> However from the notice letter you gave it appears your position is that the lease is automatically terminated if by your arbitrary deadline we have not cured items to your satisfaction. We must treat your position as tenable for purposes of safeguarding the tenant s rights even though we believe it misstates the lease language.

>

> So, to be clear, we can get you an updated bank commitment by June 1,

> having already given you one from Main Street bank in 2019. The fact

> we have not given you an updated commitment is not however a violation

> of any language in the lease. also implicit in the lease is an

> obligation to act in good faith and if you were concerned about

> financing instead of allowing e street to incite 100 s of thousands of

> dollars doing site work you would have simply asked for the updated

> letter(evidence of bad faith)

>

> You indicate in your response that you are considering e street to be in default because a vendor sent you a copy of an invoice that claims is unpaid. There is nothing in the lease which will support your position that an unpaid invoice constitutes a default and as we have already indicated there is a good faith dispute that will be worked out over time on that.

>

> The purpose of discussing this with you is to give you a comfort level that the dispute with the bill is meritorious and will be handled in a manner which will avoid a lien on the land.

>

> And lastly your new position is we failed to give notice to the town about triggering the unavoidable delay clause. It in the lease does not say it has to be written notice. You obviously knew the world was shut down due to a worldwide pandemic and you were specifically notified by your project manager that the job had to be shut down. Good luck trying to argue that you were never notified about the pandemic. Also it was e street which notified the town about the substandard design of drainage and storm water resulting in the town's having to extend the time for performance by requiring new plan s to be submitted.

> I will send you a copy of a 4/23 / 2020 letter from r street to you indicating adding need to continue shut down was drainage issues. You were never dissatisfied with that statement. The unavoidable delay is fully invoked and the position of the mayor is patently ridiculous.

>

> So at this point, with the outstanding issues being very capable of

> swift resolution you need to give us speedy response to our request to

> extend your deadline from may 16 to June 15th. In this time we will

> have given you a bank post covid approval, we will have submitted

> drawings and obtained a foundation permit and we will be in position
> to either resolve the outstanding dispute or arranged to protect the
> town. You are aware that the site is being vigorously worked to bring
> the grade up to support high water table and a foundation cannot
>

> And again, if you deny our request you must because you have a
> conflict refer us to outside litigation counsel so we can ensure
> getting heard on a motion for preliminary injunction
>

> Monday at 1 I will be at town hall with Paul of e street if you deny
> the request for extension or fail to give us an answer to the request
>

> Bob Kelley

> Sent from my iPhone
>

>> On May 7, 2021, at 1:07 PM, Taub, Nicole <ntaub@braintreema.gov> wrote:
>>

>> Attorney Kelley,
>>

>> Please see the attached in response to your request to meet.
>>

>> Nicole I. Taub, Esq.

>> Chief of Staff and Operations

>> Town Solicitor

>> Town of Braintree

>> One JFK Memorial Drive

>> Braintree, MA 02184

>> Office: (781) 794-8153
>>

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>>

>> -----Original Message-----

>> From: Robert Kelley [mailto:bobkelley89@gmail.com]

>> Sent: Friday, May 7, 2021 12:33 PM

>> To: Taub, Nicole <ntaub@braintreema.gov>

>> Subject: Petersen pools
>>

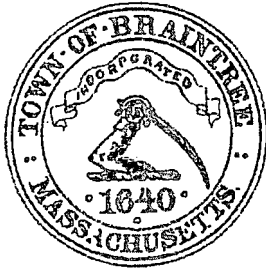
>> CAUTION: This email was sent from an external source. Please be extra vigilant when replying, opening attachments or clicking links.
>>

>> Nichole

>> Yesterday you responded to my email indicating that you needed to get
>> back to me about dates to meet I responded with a request to extend
>> the date you imposed which is currently May 16, 2021, for 30 days or
>> if you would not agree to be available for at least a brief
>> discussion today to frame the bases for a resolution without resort
>> to court intervention. I also asked you to refer the litigation if
>> imminent to outside counsel so we can begin framing in suit issues

>>
>> You know how tight the time frames are as I need to respond to the
>> notice of default and initiate suit all within several business days
>> so once again I must call you out on your lack of reasonable
>> diligence giving no response by 12:30 p m
>>
>> Please give us an answer to our request for extension as soon as possible and if not granted give me a time before 3
to call you.
>>
>> Bob Kelley
>>
>> Sent from my iPhone
>> <5.7.21 Response to Request to Meet.pdf>

EXHIBIT K



TOWN OF BRAINTREE
OFFICE OF THE TOWN SOLICITOR
One JFK Memorial Drive
Braintree, Massachusetts 02184
Tel: 781-794-8153 Fax: 781-794-8305

Charles C. Kokoros
Mayor

Nicole I. Taub
Town Solicitor

May 12, 2021

Robert E. Kelley, Esq.
Sent via e-mail

Re: Petersen Pool and Rink Facility

Dear Attorney Kelley,

This communication is provided in response to your letter received May 9, 2021, and to memorialize the agreement reached between the Town and your client, Paul Cokinos and E Street, LLC (collectively E Street), during our meeting on Monday, May 10, 2021.

As previously provided on April 16 and May 7, 2021, the Town maintains that E Street is in default of the Ground Lease and subsequent Modification Agreement (Lease) and that a failure to cure the outlined defects in thirty (30) days would result in termination of the Lease. Specifically, E Street has (1) failed to provide documentation of sufficient financing as required by Section 3.1(c); (2) failed to pay or cause to be paid costs associated with the project as required by section 3.5; and (3) failed to use diligent efforts to obtain permits as required by sections 3.1(a) and 3.3(a). These defects, whether taken individually or collectively, constitute a breach of the Lease and require invocation of the default provisions in Article 11 of the Lease. Also, as discussed during the meeting, there are several factual misstatements contained in your letter, related both to the Petersen Pool and Rink Facility (Project) and your client's actions to date. In the interest of preserving a relationship with E Street to allow for the continued development and construction of the site, I will not address these statements in this correspondence but reserve the right to do so in the future as necessary.

Notwithstanding the above, and in consideration of the site work ongoing on the property, the Town is prepared to extend the cure period for thirty (30) days as requested, to expire on June 15, 2021. This agreement is based on representations that E Street is actively engaged in procuring an updated financing commitment from Main Street Bank and will provide a pre committee commitment letter no later than May 17, 2021. Additionally, as discussed, E Street has engaged with an architect to complete all necessary architectural and CAD drawings for the Project and will provide those materials as set forth below.

With the exception of the pre-committee commitment letter, which shall be provided no later than May 17, 2021, E Street agrees to provide the following no later than June 15, 2021:

- Written documentation of a commitment of sufficient financing necessary to commence and complete construction;
- Architectural drawings and renderings showing sufficient level of detail, including but not limited to, the pool, landscaping and steel. Additionally, E Street will provide a 3D model of the facility by this date;
- A completed foundation permit application and proof of filing; and
- Proof of meaningful negotiations with any contractor with an outstanding balance for work performed related to the Project.

Absent extraordinary circumstances outside of the parties' control, E Street's failure to provide the above enumerated materials by the agreed upon date, will result in termination of the contract and E Street will be required to vacate the premises immediately. Additionally, E Street will be deemed to have waived any and all rights provided for in the Lease and expressly releases the Town from any potential liability related to the Project, whether known or unknown, as of the date of the termination.

Please confirm receipt of this correspondence, and acceptance of the previously agreed upon terms as described herein. Please be advised that a lack of response will result in termination of the Lease on May 17, 2021 as noted in the April 16, 2021, letter.

Sincerely,

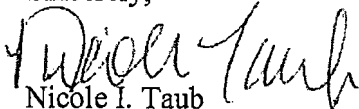

Nicole I. Taub

EXHIBIT L

Lisa Bourque

From: Robert Kelley <bobkelley89@gmail.com>
Sent: Monday, June 14, 2021 3:48 PM
To: Taub, Nicole
Cc: Huff, Crystal
Subject: Re: E Street, LLC Status

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Paul is filing the foundation permit and enough of the building permit as was required in the agreement by tomorrow
Given the rise in building cost the project has gone up over 5 million
Paul need s additional time to address this with his bank
He intends to take on a partner but needs time to finalize
He will show the town that he is investing another million of his own money to get through foundations so there is no risk of a gap in construction time

Let's see what your response is to the drawing s then we can discuss next steps

Bob

Sent from my iPhone

On Jun 14, 2021, at 12:15 PM, Taub, Nicole <ntaub@braintree.ma.gov> wrote:

Bob,

As you know, the 30 day extension granted to E Street, LLC expires tomorrow. Please provide an update on the status of the outstanding matters, including confirmation of bank financing, architectural plans and outstanding balances due.

Thank you.

Nicole I. Taub, Esq.
Chief of Staff and Operations
Town Solicitor
Town of Braintree
One JFK Memorial Drive
Braintree, MA 02184
Office: (781) 794-8153

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EXHIBIT M



June 15, 2021

Peterson Recreational Complex LLC
Paul Cokinos, Manager
1105 East Street
Dedham, MA 02026

Re: Line of Credit Approval – Peterson Pool Complex, 128 Town Road, Braintree MA

To Whom It May Concern:

Paul Cokinos of Peterson Recreational Complex LLC has been approved for a Line of Credit in the amount of Thirteen Million Dollars (\$13,000,000.00). Mr. Cokinos has access to use this Line of Credit to purchase the above referenced property.

Additionally, RF-Boston LLC reserves the right to request any and all documentation from the borrower at any time to underwrite the collateral property.

Should you have any questions please contact our office.

Regards,

Michael Garrity
RF-Boston, LLC
Principal
617-908-0612
Mgarrity@RF-Boston.com
WWW.RF-BOSTON.COM

EXHIBIT N



TOWN OF BRAintree
OFFICE OF THE TOWN SOLICITOR
One JFK Memorial Drive
Braintree, Massachusetts 02184
Tel: 781-794-8153 Fax: 781-794-8305

Charles C. Kokoros
Mayor

Crystal Huff
Assistant Town Solicitor

June 17, 2021

Robert E. Kelley, Esq.
656 Canton Avenue
Milton, MA 02186

Via e-mail and certified mail

Re: Petersen Pool and Rink Facility

Dear Attorney Kelley:

Please be advised that this letter is provided in response to the documents submitted by your client, Paul Cokinos and E Street LLC (collectively "E Street") on June 15, 2021. E Street, while represented by counsel, in a meeting dated May 10, 2021, and thereafter memorialized by letter dated May 12, 2021, agreed to provide certain information to cure E Street's default of the Ground Lease and Modification Agreement (Lease). That information consisted of a financing pre-commitment letter no later than May 17, 2021, as well as the following items no later than June 15th:

- Written documentation of a commitment of sufficient financing necessary to commence and complete construction;
- Architectural drawings and renderings showing sufficient level of detail, including but not limited to, the pool, landscaping and steel. Additionally, E Street will provide a 3D model of the facility by this date;
- A completed foundation permit application and proof of filing; and
- Proof of meaningful negotiations with any contractor with an outstanding balance for work performed related to the Project.

As of this date, I have reviewed the materials provided on June 15th and identified numerous significant deficiencies in both the plans, which are wholly insufficient to support the issuance of a foundation or structural frame permit, and in the letter that purports to be indicative of a financing commitment sufficient to commence and complete construction. Moreover, no information was provided relative to the financing letter due to the Town by May 17th, no evidence of meaningful negotiations with the relevant contractors has been provided, nor has a foundation permit been obtained.

As such, where E Street has failed to cure the defaults identified in the April 16, 2021 Notice of Termination and satisfy the mutually agreed upon conditions detailed above, the Lease is terminated, E Street shall vacate the property and title to the facility, all tenant improvements and any design, engineering, architectural and other plans relating to the Facility shall immediately vest in the Town and shall be surrendered.

Sincerely,

A handwritten signature in black ink, appearing to read 'Crystal Huff', written in a cursive style.

Crystal Huff
Assistant Town Solicitor

Enclosures
cc: E Street LLC