

June 10, 2021

Amy Loveless  
Director  
Maynard Council on Aging  
195 Main Street  
Maynard, MA 01754

**RE: Proposal to Lease – Maynard Council on Aging  
Mill & Main, Maynard, MA**

Amy,

We are pleased to have the opportunity to introduce Maynard Council on Aging to the exciting new transformation of Mill & Main, formerly known as Clock Tower Place. On behalf of AS Clock Tower, LLC, Lincoln Property Company is enthusiastic about the prospect of Maynard Council on Aging joining our vibrant existing tenant base and would like to present you with the following Proposal to Lease first class office space at Mill & Main. Owners, Saracen Properties and Artemis Real Estate Partners are passionate about this project and are focused on accommodating your space requirement.

### Project Overview

**Overview:** Mill & Main is a dynamic project designed to foster twenty-first century enterprise, creativity and collaboration. We believe that the lifestyle amenities, stunning brick & beam office space, proposed economics and strong ownership provide a best in class office space solution.

**Location:** Strategically located 30 minutes from Boston, within the heart of the Metro West's "Golden Rectangle's," diverse and talented labor pool, Mill & Main offers easy access from Routes 128, 495 and 2, as well as the Greater Boston area. Shuttle bus service from Mill & Main provides access to the nearby South Acton MBTA commuter rail station. The Assabet River Trail, a 12.5-mile bike and pedestrian rail-trail, runs adjacent to Mill & Main and connects between Marlborough and Acton. Mill & Main is surrounded by flourishing communities like Sudbury, Lincoln, Acton, Wayland and Concord. With the charming downtown Maynard on its doorstep, Mill & Main has easy, walkable access to a wealth of amenities including restaurants, pubs, retailers and more.

**Space:** The property is undergoing a multimillion-dollar repositioning as a best-in-class brick and beam super-park. Unparalleled within the marketplace, Mill & Main is one of the only brick & beam office campuses within Greater Boston, offering tenants high ceilings and, oversized windows, flooding the 1.1 million square feet of flexible, open space with natural light.

**Amenities:** On-site amenities include daily food service provided by Fooda, a day care facility, Kinder care, new fitness center, indoor bike storage, covered garage parking, self-storage space, collaboration space and a conference center with break-out rooms, outdoor gathering and seating areas and the pond-walk path.

Beyond the campus, downtown Maynard offers a variety of both traditional and contemporary amenities. Tenants are within walking distance of restaurants, pubs, banks, pharmacies, a post office, hardware store, sporting goods store, and other specialty shops.



**Ownership:** Artemis Real Estate Partners is a real estate investment management firm that seeks to invest with best-in-class local operating partners, in multifamily, office, industrial, retail, hospitality and senior housing assets across the United States. Artemis manages approximately \$2.5 billion of discretionary capital on behalf of institutional investors across value-add, opportunistic, and core-plus strategies.

Please call me with any questions or comments regarding this Proposal to Lease.

Sincerely,

A handwritten signature in blue ink that reads "James Tambone".

James R. Tambone  
Commercial Real Estate Advisor  
Lincoln Property Company

cc: Artemis Real Estate Partners  
Lincoln Property Company, Leasing Team

## Deal Terms

<b>Tenant:</b>	Maynard Council on Aging
<b>Property:</b>	Mill & Main (“property”), formerly known as Clock Tower Place, is an approximately 1.1 million square foot renovated historic, mixed-use mill complex. The site is the former headquarters of Digital Equipment Corporation.
<b>Ownership:</b>	AS Clock Tower LLC
<b>Property Management:</b>	Lincoln Property Company
<b>Premises:</b>	Approx. 9,845 rentable square feet on the 1 <sup>st</sup> floor of 8 Mill & Main.
<b>Lease Commencement:</b>	September 1, 2021.
<b>Early Access:</b>	Tenant shall have thirty (30) days early access for the installation of its furniture, fixtures and equipment at no cost to Tenant.
<b>Term:</b>	Five (5) Years and Six (6) Months
<b>Free Rent:</b>	Base Rent shall be abated within the first six (6) months of the initial Lease Term
<b>Base Rent:</b>	Base Rent shall be paid on a gross basis, in accordance to the following schedule:  Months 1-6: Free Rent + Tenant Electric Months 7-18: \$19.50/RSF + Tenant Electric on 6,000 RSF Months 19-30: \$20.00/RSF + Tenant Electric on 6,000 RSF Months 31-42: \$20.50/RSF + Tenant Electric on 6,000 RSF Months 43-54: \$21.00/RSF + Tenant Electric on 9,845 RSF Months 55-66: \$21.50/RSF + Tenant Electric on 9,845 RSF
<b>Tenant Improvements:</b>	Landlord shall provide a Tenant Improvement allowance not to exceed \$10.00 per rentable square foot of the premises.
<b>Tenant Electricity:</b>	Tenant shall pay for its use of lights and outlets within the Premises which shall be charged at a rate of \$1.75 per rentable square feet or separately metered.
<b>Assignment &amp; Subletting:</b>	Tenant shall have the right to sublease its Premises, subject to Landlord’s approval which shall not be unreasonably withheld, conditioned, or delayed. Additional terms and conditions to be

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outlined within Landlord's standard sublease language within the lease document.

**Parking:**

Tenant shall access to parking within the complex. In addition, Landlord shall determine the feasibility of creating additional handicap parking spaces within the immediate area of the proposed Premises.

**Security Deposit:**

Subject to the satisfactory review of Tenant most recent financial statements.

**HVAC:**

HVAC serving the Premises, Building and park will be provided by Landlord during normal business hours.

**Taxes & Operating Expenses:**

The Base Year for Real Estate Taxes will be Fiscal Year 2021. The Base Year for Operating Expenses will be Calendar Year 2021 adjusted for Operating Expenses to reflect a 95% occupied building.

**Relocation:**

If Tenant cannot take on the additional space and cost after Year 3, Landlord shall have the right to relocate Tenant.

**Security System:**

Tenant shall have access to their premises twenty-four (24) hours per day; seven (7) days per week. Tenant may install its own security system at Tenant's sole cost and expense.

**Telco:**

Verizon and Comcast provide telecommunications to the park.

**Signage:**

Tenant will be provided with Building standard Signage on all interior Tenant directories at Landlord's sole cost and expense.

**Review of Financials:**

The proposed terms contained herein are subject to a review of the Tenants audited financial statements to the satisfaction of the Landlord.

**Brokerage:**

Lincoln Property Company is the sole broker of record and shall be paid a fee by the Landlord per a separate agreement.

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This letter sets forth the proposed business terms and conditions of a contemplated Lease between Landlord and Tenant. It has not been reviewed by legal counsel and terms and conditions are subject to final negotiations and legal review. The parties mutually agree that neither shall have any binding contractual obligation to the other with respect to the matters referred to herein unless and until the execution and delivery of a mutually acceptable Lease incorporating the above terms and conditions and any other terms and conditions to which the parties may agree. The parties acknowledge that time is of the essence with respect to this transaction. The Landlord reserves the right to amend or withdraw this proposal at any time without prior notice. If this Proposal is satisfactory to Maynard Council on Aging, please have an authorized representative execute and date one copy of this letter where indicated below and return it to us at your first opportunity. This proposal is valid through Friday, June 25<sup>th</sup>, 2021.

**AGREED AND ACCEPTED**

BY: \_\_\_\_\_

Maynard Council on Aging

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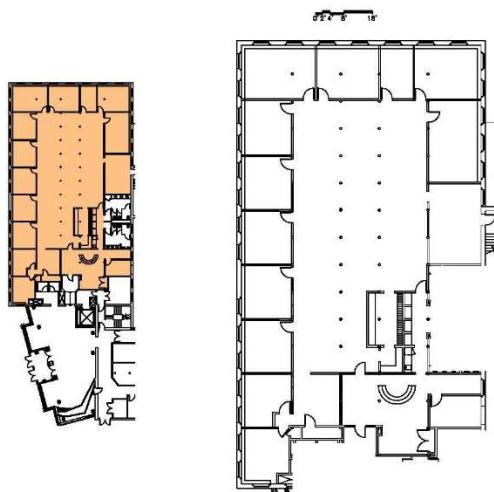
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**LINCOLN  
PROPERTY  
COMPANY**

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**mill&main**

mill&main - BUILDING 8 - SECOND FLOOR



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