

NOTICE OF LEASE

In accordance with the provisions of Massachusetts General Laws (Ter.Ed.) Chapter 183, Section 4, as amended, notice is hereby given of the following described lease:

Parties to Lease:

Landlord: East Washington Realty Trust; and

Tenant: FamilyAid Boston, Inc., a 501 (c)(3) not for profit organization

Date of Lease: July 26, 2023.

Description of Premises:

The land, consisting of approximately 83,932 square feet and more particularly described on **Exhibit A** attached hereto, together with all improvements located thereon, including without limitation the building, containing approximately 30,996 square feet, and parking area, located at 1650 Washington Street, Newton, MA (the "Premises").

Term of Lease:

The Lease shall commence on July 26, 2023 (the "Lease Commencement Date"). The Term of the Lease shall commence on the date that is sixty (60) days following the Lease Commencement Date, subject to Tenant's right to extend for thirty (30) days in accordance with the terms of the Lease (the "Term Commencement Date") and, unless terminated earlier pursuant to the provisions of the Lease, shall continue until 11:59 PM on the date immediately preceding the fifteen anniversary of the Term Commencement Date, unless Tenant exercises the options to extend (as described below), in which case the Term of the Lease shall be so extended.

Option to Extend:

The Term of the Lease may be extended by Tenant for up to four (4) periods of ten (10) years each, pursuant to the terms set forth in the Lease.

Right of First Offer:

Tenant has a right of first offer with respect to the purchase of the Premises as set forth in the Lease.

This Notice of Lease is intended and recorded for notice purposes only as required by Chapter 183, Section 4. This Notice of Lease does not describe or refer to all of the terms or conditions contained in the actual Lease and nothing contained herein shall serve to modify or amend the terms of the actual Lease. In the event of any inconsistency between the provisions of the Lease and the provisions of this Notice, the provisions of the Lease shall control.

This Notice of Lease may be executed simultaneously in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

[Signatures follow on the next page.]

Executed as a sealed instrument this 26 day of July, 2023.

LANDLORD

EAST WASHINGTON REALTY TRUST

By: [Signature]
Mario Pinto, as Trustee of East Washington Realty Trust, u/d/t dated January 20, 2023, and not individually

By: [Signature]
Fred Starikov, as Trustee of East Washington Realty Trust, u/d/t dated January 20, 2023, and not individually

COMMONWEALTH OF MASSACHUSETTS

County of Middlesex, ss.

On this 26 day of July, 2023, before me, the undersigned notary public, MARIO PINTO AND FRED STARIKOV personally appeared, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Authorized Signer of EAST WASHINGTON REALTY TRUST, as the voluntary act of said Trust.

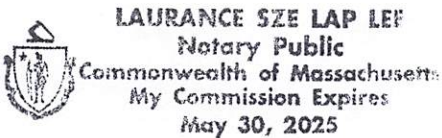
[Signature]

Notary Public

Print Name: _____

My commission expires; _____

[affix notarial seal]



TENANT

FAMILYAID BOSTON, INC., a 501 (c)(3) not for profit organization

By: *Laurence Seaman*
Name: Laurence Seaman
Title: Manager President & CEO

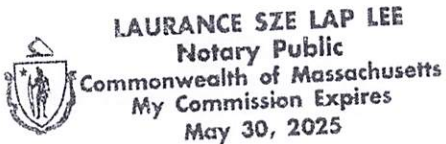
COMMONWEALTH OF MASSACHUSETTS

County of Middlesex, ss.

On this 25 day of July, 2023, before me, the undersigned notary public, LAURENCE SEAMANS personally appeared, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Authorized Signer of FAMILYAID BOSTON, INC., as the voluntary act of said organization.

Laurence Sze Lap Lee

Notary Public



Print Name: _____

My commission expires; _____

[affix notarial seal]

EXHIBIT A

Description of the Land of the Premises

Property Description

1650-1660 Washington Street, Newton, MA:

The land, buildings and improvements thereon, situated in Newton, Middlesex County, Massachusetts, now known and numbered as 1650-1660 Washington Street, West Newton, being bounded and described as the following two parcels of land:

Parcel 1:

The land and buildings thereon on the Southeasterly side of Washington Street, being shown as Lot No. 1 on a plan by George H. Sherman, Surveyor, dated May 14, 1920, recorded in Plan Book 286, Plan 9 of the Middlesex South District Registry of Deeds, bounded:

Northwesterly: by Washington Street, one hundred fifty-three and 30/100 (153.30) feet;

Southwesterly: by Lot 2 on said plan, three hundred thirty-five and 20/100 (335.20) feet;

Southerly: by the center line of a right of way on said plan, one hundred one and 09/100 (101.09) feet;

Northeasterly: by land now or formerly of Paine, one hundred forty and 73/100 (140.73) feet;

Southeasterly: by land now or formerly of Paine, twenty (20) feet;

Northeasterly: by land now or formerly of Paine, two hundred thirty-one (231) feet.

Parcel 2:

The land and buildings thereon, on the Southeasterly side of Washington Street, being shown as Lot No. 2 on said plan dated May 14, 1920 bounded:

Northwesterly: by Washington Street, one hundred seventeen and 46/100 (117.46) feet;

Northeasterly: by Lot No. 1 on said plan, three hundred thirty-five and 20/100 (335.20) feet;

Southeasterly: by Lot No. 5 on said plan, the line running through the middle of a twenty (20) foot passageway designated on said plan as "right of way" one hundred nineteen and 15/100 (119.15) feet;

Southwesterly: by Lot No. 3 on said plan, three hundred twenty-one and 10/100 (321.10) feet.