



2017 01775469
Bk: 1518 Pg: 139 Cert#: 266492
Doc: LEASE 11/15/2017 02:59 PM

NOTICE OF LEASE

(MULTI CERTS)

Pursuant to Massachusetts General Laws, Chapter 183, Section 4, as amended, notice is hereby given of a ground lease (the "Lease") as follows:

Property Address: 1791 Massachusetts Ave., and 1 & 2 Frost Ter., Cambridge

EFFECTIVE DATE: November 14, 2017

LANDLORD: CC HRE 1791 Mass Ave LLC, a Massachusetts limited liability company

TENANT: CC HRE 1791 Mass Ave Tenant LLC, a Massachusetts limited liability company 1155 Walnut St #31 Newton MA 02461

DATE OF EXECUTION OF LEASE: November 14, 2017

DESCRIPTION OF PREMISES: The parcels of land located in Cambridge, Massachusetts, more particularly described in Exhibit A attached hereto.

COMMENCEMENT DATE OF ORIGINAL TERM: November 14, 2017

TERM: 99 years expiring on November 14, 2116

266492 e 262084

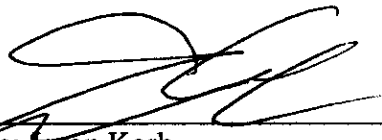
MS

Signed, sealed and delivered as of November 14, 2017.

LANDLORD:

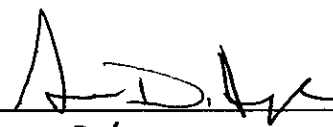
CC HRE 1791 Mass Ave LLC, a Massachusetts limited liability company

By: Capstone 1791 Mass Ave LLC, its managing member

By: 
Name: Jason Korb
Title: Managing Member

CERT#
1775465

By: HRE 1791 Mass Ave LLC, its managing member

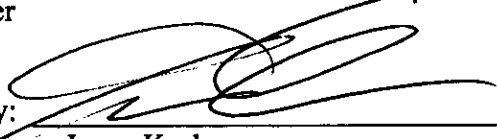
By: 
Name: Sean D. Hope
Title: Managing Member

CERT#
1775466

TENANT:

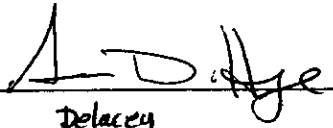
CC HRE 1791 MASS AVE TENANT LLC, a Massachusetts limited liability company

By: Capstone 1791 Mass Ave LLC, its managing member

By: 
Name: Jason Korb
Title: Managing Member

CERT# 1775468

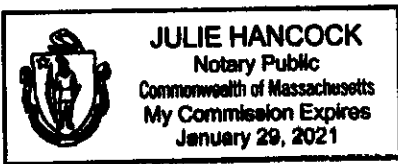
By: HRE 1791 Mass Ave LLC, its managing member

By: 
Name: Sean D. Hope
Title: Managing Member

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF SUFFOLK

On this 12th day of November, 2017, before me, the undersigned notary public, personally appeared Jason Korb, managing member of Capstone 1791 Mass Ave LLC, as managing member of CC HRE 1791 Mass Ave LLC, 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 in my presence as managing member of Capstone 1791 Mass Ave LLC, as managing member of CC HRE 1791 Mass Ave LLC, as the voluntary act of CC HRE 1791 Mass Ave LLC.



Julie Hancock
(Official signature and seal of Notary)
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF SUFFOLK

On this 13th day of November, 2017, before me, the undersigned notary public, personally appeared Sean D. Hope, managing member of HRE 1791 Mass Ave LLC, as managing member of CC HRE 1791 Mass Ave LLC, 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 in my presence as managing member of HRE 1791 Mass Ave LLC, as managing member of CC HRE 1791 Mass Ave LLC, as the voluntary act of CC HRE 1791 Mass Ave LLC.

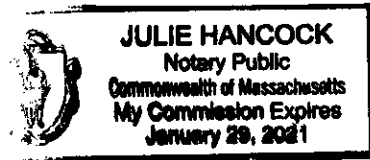


Julie Hancock
(Official signature and seal of Notary)
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF SUFFOLK

On this 13th day of November, 2017, before me, the undersigned notary public, personally appeared Jason Korb, managing member of Capstone 1791 Mass Ave LLC, as managing member of CC HRE 1791 Mass Ave Tenant LLC, 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 in my presence as managing member of Capstone 1791 Mass Ave LLC, as managing member of CC HRE 1791 Mass Ave Tenant LLC, as the voluntary act of CC HRE 1791 Mass Ave Tenant LLC.



Julie Hancock
(Official signature and seal of Notary)
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF SUFFOLK

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Julie Hancock
(Official signature and seal of Notary)
My Commission Expires:

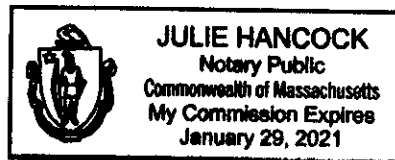


EXHIBIT A
Description of the Premises

1791 Massachusetts Avenue, Cambridge, Massachusetts

That certain parcel of land with the buildings thereon, situated in Cambridge, in the County of Middlesex and the Commonwealth of Massachusetts, bounded and described as follows:

NORTHWESTERLY: By Massachusetts Avenue, 83.80 feet;

NORTHEASTERLY: By land now or formerly of the North Avenue Orthodox Congregational Society, 143 feet;

SOUTHEASTERLY: By lots 2 and 3 as shown on plan hereinafter mentioned, 83.51 feet; and

SOUTHWESTERLY: By land now or formerly of David M. Robb et al Trs., 143 feet.

Said parcel is show as Lot 1 on Plan 24651A. ✓

All of said boundaries are determined by the Court to be located as shown on a plan, as modified and improved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 537, Page 154, with Certificate 81504.

Together with the benefit of rights, reservations and agreements granted or reserved for the benefit of Lot 1 on said plan, including rights in Frost Terrace, as set forth in deed dated April 15, 1954, filed as Document No. 281434.

1 Frost Terrace, Cambridge, Massachusetts

That certain parcel of land with the buildings and other improvements thereon situated in Cambridge in the County of Middlesex and Commonwealth of Massachusetts, bounded and described as follows:

NORTHWESTERLY by Lot 1 on plan hereinafter mentioned, forty-one and 25/100 feet;

NORTHEASTERLY by lands now or formerly of the North Avenue Orthodox Congregational Society and of Harold I. Bourdon et al, one hundred twenty-one and 20/100 feet;

SOUTHEASTERLY by land now or formerly on Ellen M. Greenhalgh, forty-one and 25/100 feet; and

SOUTHWESTERLY by Lot 3 on said plan, one hundred twenty-one and 20/100 feet. Said parcel is shown as Lot 2 on said hereinafter mentioned plan. (Plan No. 24651A)

All of said boundaries are determined by the Court to be located as shown on a plan, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 537, Page 154, with Certificate No. 81504.

The above-described land has the benefit of the appurtenant easements, rights, reservations and agreements granted or reserved for the benefit of said lots 1, 2 and 3 more particularly set forth in deed, Document No. 283098

2 Frost Terrace, Cambridge, Massachusetts

A certain parcel of land with the buildings and improvements thereon situated in Cambridge, Middlesex County, Massachusetts, bounded and described as follows:

NORTHWESTERLY by Lot 1 as shown on plan hereinafter mentioned forty-two and 26/100 feet;

NORTHEASTERLY by Lot 2 on said plan, one hundred twenty-one and 20/100 feet;

SOUTHEASTERLY by lands now or formerly of Ellen M. Greenhaigh and David M. Robb, et al Trustees, forty-two and 01/100 feet; and

SOUTHWESTERLY by said Robb, et al Trustees land, one hundred twenty-one and 20/100 feet.

Said parcel is shown as Lot 3 on said plan (Plan No. 24651A).

All of said boundaries are determined by the court to be located as shown on a plan, as modified and approved by the court, filed in the Land Registration Office, a copy of a portion of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Book 537, Page 154, with Certificate 81504.

The above land is subject to and has the benefit of the appurtenant easements, rights, reservations and agreements granted or reserved for the benefit of said Lots 1,2 and 3, more particularly set forth in deed, Document 282833.

For our title see the following: (I) deed dated May 5, 2016, filed as Document No. 1729036, Certificate of Title No. 262084 (1489/24); (II) deed from Peter Lang, dated November 8, 2017, filed as Document No. 1775402 and (III) deed from Eric T. Ritter, dated November 8, 2017, filed as Document No. 1775403 Certificate of Title No. 262492

DOC 01775469

Southern Middlesex Land Court
Registry District

RECEIVED FOR REGISTRATION

On: Nov 15, 2017 at 02:59P

Document Fee 75.00

Receipt Total: \$20,802.00

NOTED ON: CERT 266492 BK 01518 PG 139

ALSO NOTED ON:

CERT 262084 BK 01489 PG 24