



NOTICE OF LEASE

Notice is hereby given, pursuant to the provisions of Chapter 183, Section 4 of the General Laws of Massachusetts, of the following lease (the "Lease"):

LANDLORD:

TOWN OF BEDFORD
c/o Board of Selectmen
Town Hall
10 Mudge Way Bedford, MA 01730

TENANT:

447 CONCORD ROAD LLC
c/o S-C Management Corp.
Two Brookline Place, Suite 206
Brookline, MA 02445

DATE OF EXECUTION OF LEASE:

July 25, 2005, as amended by First Amendment to Lease dated July 28, 2008 and Second Amendment to Lease dated November 3, 2008

DESCRIPTION OF LEASED PREMISES:

That certain parcel of land known as and located at 447 Concord Road, Bedford, Middlesex County, MA, which premises are more particularly described in Exhibit A hereto.

TERM OF LEASE:

From the Commencement Date through August 13, 2107.

COMMENCEMENT DATE:

August 13, 2008.

OTHER PROVISIONS:

The Lease contains additional rights, terms and conditions not enumerated in this instrument. This instrument is executed pursuant to the provisions of Section 18.8 of the Lease and is not intended to vary the terms of the Lease including such rights, terms and conditions.

[Signatures appear on next pages]

return: Kenneth B. Gould Esq.
Lewson + Westman LLP
88 Black Falcon Avenue
St 315
Boston MA 02210

447 Concord Road, Bedford

4-N

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals to this 3rd day of November, 2008.

LANDLORD:

TOWN OF BEDFORD

BY: Catherine B Cordes
Name: Catherine B. Cordes
Title: Member, Board of Selectmen

BY: Mark Siegenthaler
Name: Mark Siegenthaler
Title: Member, Board of Selectmen

BY: Michael Rosenberg
Name: Michael Rosenberg
Title: Member, Board of Selectmen

BY: Sheldon H. Moll
Name: Sheldon H. Moll
Title: Member, Board of Selectmen

BY: Angelo A. Colao
Name: Angelo A. Colao
Title: Member, Board of Selectmen

Middlesex County, ss.

On this 4TH day of November 2008, before me, the undersigned notary public, personally appeared each duly authorized Member of the Board of Selectmen of the Town of Bedford, proved to me through satisfactory evidence of identification, which was drivers license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily, in such capacity, for its stated purpose.

Notary Public: Nancy J. Skene
My Commission Expires: JUNE 11, 2010

TENANT


By: R&I Realty Corp., its manager

By: Irma M. Schretter
Irma M. Schretter, Its President
Duly Authorized

Suffolk County, ss.

On this 30 day of October 2008, before me, the undersigned notary public, personally appeared Irma M. Schretter, the President of R&I Realty Corp., as Manager of 447 Concord Road LLC, proved to me through satisfactory evidence of identification, which was Drivers License (MA), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily, in such capacity, for its stated purpose.

Notary Public:
My Commission Expires: 1/23/2015

 **LAUREN MORAN**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
January 23, 2015

**447 Concord Road
Bedford, Massachusetts**

A certain parcel of land located in the Commonwealth of Massachusetts, County of Middlesex, Town of Bedford. Situated on the northerly side of Concord Road, said parcel is shown on a "ALTA/ASCM Title Insurance Plan in Bedford, MA dated July 18, 2008, by Rober Survey," more particularly bounded and described as follows.

Beginning at a point on the northerly sideline of Concord Road, said point being the most southwesterly corner of the parcel; thence running

N18°18'33"W	774.62' by the Bedford & Concord Town Line to a point; thence turning and running
N74°31'04"E	325.39' by land now or formerly the Town of Bedford to a stone bound; thence turning and running
S30°40'38"E	294.25' by land now or formerly of Lora Goldenberg and Robert Murphy to a stone bound; thence turning and running
S49°14'06"W	173.55' by land now or formerly of Hye Sun & Jung Hoe Ku to a stone bound; thence turning and running
S04°45'39"W	154.22' partially by land now or formerly of Hye Sun & Jung Hoe Ku and partially by land now or formerly of the Trustee of Concord Trust to an iron pipe; thence running
S04°32'05"W	60.15' to an iron pipe; thence running
S02°35'44"E	181.37' to a point, said last 2 courses by land now or formerly of the Trustee of Concord Trust; thence turning and running
S52°30'37"W	100.28' by the northerly sideline of Concord Road to the Point of Beginning.

Containing 4.235 ± Acres.