

Prepared by:
Diamond Towers V LLC
120 Mountain Ave.
Springfield, NJ 07081
Legal Dept.

Site Name: French River MA053

MEMORANDUM OF LEASE

In accordance with G.L. c.183, §4, notice is hereby given of a Lease dated as of October 4, 2023 (the "Lease"), by and between the **Town of Dudley**, a Massachusetts municipal corporation acting by and through its Board of Selectmen, having an address of 71 West Main Street, Dudley, MA 01571 ("Landlord"), and **Diamond Towers V LLC**, a Delaware limited liability company, having an address of 120 Mountain Ave., Springfield, NJ 07081 ("Tenant").

The premises leased to Tenant consists of approximately _____ square feet (the "Premises") located on the parcels of land located 2 Carroll Drive and 4 Carroll Drive, Dudley, shown on Assessor's Map 124 as Parcels 8 and 9, and described in deeds recorded with the Worcester South District Registry of Deeds in Book 7187, Page 119 and in Book 3211, Page 211, and containing five (5) acres, more or less, in the aggregate (the "Property"). The Premises are described more particularly in Exhibit A, attached hereto and incorporated herein.

The term of the Lease is ten (10) years, commencing no later than _____, 2023 and terminating on _____, 2033. Tenant shall have the right to extend this Lease for three (3) additional and successive five (5) year terms, for a total maximum term of twenty-five (25) years.

Executed by Landlord and Tenant as of this 11th day of September, 2023.

LANDLORD:

TOWN OF DUDLEY,
By its Board of Selectmen

Mark Landry

John Marsi Jr.

Steven Sullivan

Commonwealth of Massachusetts

Worcester, ss.

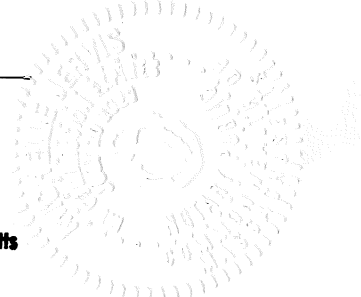
On this 11th day of September, 2023, before me, the undersigned notary public, personally appeared Mark Landry, John Marsi Jr., Steven Sullivan, member of the Dudley Board of Selectmen, as aforesaid, proved to me through satisfactory evidence of identification, which was personal knowledge of the principals, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose on behalf of the Town of Dudley.

Michelle Jervis

Notary Public
My Commission Expires:



MICHELLE JERVIS
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
July 20, 2029



TENANT:

DIAMOND TOWERS V LLC

By: 

Name: Michael G. Brett

Title: COO

Date: 10/4/23

State of New Jersey

County of Union, ss

On this 4th day of October, 2023, before me, the undersigned notary public, personally appeared Michael G. Brett, proved to me through satisfactory evidence of identification, which was being personally known to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose as COO of Diamond Towers V LLC.


Notary Public
My Commission Expires: 06/03/24

Rubelquis D'Oleo
Notary Public New Jersey
My Commission Expires 06-03-2024
No. 50106167

Exhibit A

Description of Premises

*Note: To be replaced by As-Built Survey.