

Tutor Perini Corporation
73 Mt. Wayte Avenue
Framingham, Massachusetts 01701-9160
T: 508.628.2000 F: 508.628.2010

Tutor Perini

BY CERTIFIED, RETURN RECEIPT REQUESTED AND HAND DELIVERED

January 31, 2020

Mayor Yvonne Spicer
City of Framingham
150 Concord Street
Framingham, MA 01702

Reference: Lease for School Administration
73 Mt. Wayte Avenue, Framingham, MA

Dear Mayor Spicer:

As a follow up to our correspondence dated January 23, 2020 we want to clearly state our position with respect to the 1 year option set forth in Article 35 (d) of the Lease between Tutor Perini Corporation and the Town of Framingham dated January 21, 2015. The option to extend was not exercised prior to October 31, 2019, the notice deadline for exercising that option. Accordingly, the Lease will terminate on January 31, 2020. Should you continue to hold over after that date you will be considered a Tenant at Sufferance. In accordance with the provisions of Article 26 of the Lease, your continued occupancy of the Premises will be subject to all terms of the Lease except for the Term and the extension option, which has now lapsed, and rent shall be due in monthly installments of \$42,250, based on the current leased rate x1.5 multiplier per the Article.

However, due to ongoing negotiations, Tutor Perini will accept \$39,833.33 for the month of February 2020 for the rent payment. By doing so we do not waive our right to charge the full holdover rent of \$42,500 should you continue to holdover after February 29, 2020. We will continue discussions with the City regarding the pending five-year lease prior to the March 1, 2020 rent payment.

If you have any questions, please contact either myself or Paul Lloyd.

Regards,



Robert Band
Sr. Vice President

Cc: ~~Thatcher Kezer~~
Robert Trembley
Lincoln Lynch