

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



BY CERTIFIED, RETURN RECEIPT REQUESTED AND HAND DELIVERED

February 18, 2020

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

Reference: Lease for School Administration & Potential Purchase @
73 Mt. Wayte Avenue, Framingham, MA

Dear Mayor Spicer,

Thank you for the opportunity to meet last week with you and other key City officials to discuss the status of the prospective Lease or purchase of the Tutor Perini Building, 73 Mount Wayte Ave., Framingham, MA.

The positions of the City and Tutor Perini Corporation were discussed candidly and questions asked and answered by both sides. We have considered the matter and after serious deliberation must conclude that neither the 5-year Lease proposed in response to the RFP issued by the City on August 27, 2019 and subsequently approved by the Executive Branch of the City on November 26, 2019 nor the City's interest in purchasing the building have a clear path to conclusion.

As we discussed, the City has been an excellent Tenant throughout the Lease Term. We understand that although the current Lease expired on January 31, 2020, you have expressed a desire to remain in occupancy of the Premises until June 30, 2020. If you remain in occupancy for all or any of that period, in accordance with Article 26 of the Lease, you will occupy the Premises as a tenant at sufferance. In deference to our long relationship, we will not exercise our right to gain possession of the Premises prior to June 30, 2020. This accommodation shall not be construed as an extension of the Lease or an agreement or offer to enter into a new Lease. 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, both of which have lapsed. Rent shall be due in monthly installments of \$42,500, based on the current leased rate x1.5 multiplier per the Article. However, due to goodwill between the parties, Tutor Perini will accept \$39,833.33 for each month of occupancy through and including June 2020.



If you have any questions or wish to continue discussions on any related matters, please contact either myself or Paul Lloyd.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert Band".

Robert Band
Sr. Vice President

Cc: Paul Lloyd, Tutor Perini Corporation
George King, City Council Chair
Adam Freudberg, School Committee Chair
Dr. Robert Tremblay, Superintendent, Framingham Public Schools
Chris Petrini, City Solicitor
Thatcher W. Kezer III, COO, City of Framingham
Maryellen Kelley, CFO, City of Framingham
James D. Hanrahan, Bowditch & Dewey