Amendment One
of the CRA-Margaret Fuller House Cooperation Agreement of April 18, 2019

This amendment (Amendment One) is made this 19th day of December, 2019 by and between the Cambridge Redevelopment Authority (CRA), and Margaret Fuller Neighborhood House (MFNH) in regard to the Cooperation Agreement made and entered into by these parties on April 18, 2019 (the “Agreement”).

Whereas, the CRA and MFNH wish to update the timeline shown in Exhibit C of the Agreement to enable a more effective pace for the partnership and potential development project.

Now therefore, in consideration of the mutual provisions and covenants contained herein and in the agreement, and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the CRA and MFNH, intending to be legally bound, agree as follows:

Exhibit C of the Agreement shall be replaced with the following:

**Exhibit C: Anticipated Timeline**

**Feasibility**

*Dates below are anticipated. Slight variances will not be seen as a violation of this agreement.*

Existing Conditions/Early Feasibility Study

May 2019 – January 2020

Conceptual Design Starts

November 2019

Real Estate Financing Consultant Engaged

January 2020

Identify and Analyze the Range of Development Options

January – February 2020

Create Development Budget and Pro Forma

January – June 2020

Schematic Design Starts

March 2020

Decision Making on Project Scope and Pathway:

March – June 2020

New Agreement Signed by CRA and MFNH

June 2020

(to complete a specific scope, under a proposed development budget, pro forma & schematic design)
**Financing, Design and Construction**

*Subject to change based on new agreement to be executed in June 2020.*

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
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<tbody>
<tr>
<td>Owner’s Project Manager Selection:</td>
<td>June – August 2020</td>
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<tr>
<td>Design Development Phase Starts</td>
<td>June 2020</td>
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<tr>
<td>Start Permitting Process:</td>
<td>September 2020</td>
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<tr>
<td>Start Submitting Application(s) for Financing:</td>
<td>September 2020</td>
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<tr>
<td>Construction Documents Phase Starts</td>
<td>September 2020</td>
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<tr>
<td>MFNH Capital Campaign Planning:</td>
<td>June – September 2020</td>
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<tr>
<td>MFNH Capital Campaign Kick-off:</td>
<td>September 2020</td>
</tr>
<tr>
<td>Secure program swing space during construction:</td>
<td>by September 2021</td>
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<tr>
<td>Sub-Bidding Process</td>
<td>June – September 2021</td>
</tr>
<tr>
<td>General Contractor Selection:</td>
<td>September – November 2021</td>
</tr>
<tr>
<td>Start of Construction:</td>
<td>February 2022</td>
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<tr>
<td>Certificates of Occupancy</td>
<td>Summer/Fall 2023</td>
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The CRA and Consultant hereto acknowledge and agree that, except as specifically amended by the terms of this Amendment One, all of the terms, covenants and provisions of the Agreement are hereby ratified and confirmed and shall remain in full force and effective throughout the balance of the term of the Agreement. From and after the date hereof, all references in the Agreement to “the Agreement” or “this agreement” shall mean and be the Agreement as affected by this Amendment One.

The CRA and Consultant have respectively caused this Amendment to the Agreement to be duly executed as a sealed instrument as of the day and year written above.

**CAMBRIDGE REDEVELOPMENT AUTHORITY**

By: [Signature]  
Tom Evans, Executive Director

**MARGARET FULLER NEIGHBORHOOD HOUSE**

By: [Signature]  
Kim Massenburg, Executive Director