

Lease Addendum No. 5

Re: the Lease Agreement dated March 15, 2017, for the property
known and numbered as the Old Library, 7 Fairbank Street,
Harvard Massachusetts 01451

By and Between

The Town of Harvard

And

Harvard's Cultural Collaborative, Inc.

WHEREAS, The COVID-19 pandemic and orders from Governor Baker in March, 2020 and at various subsequent times required the closure of public buildings or limited the number of people that could be in indoor public spaces;

WHEREAS, The Town of Harvard, following these orders, has closed or limited public access to Town buildings;

WHEREAS, the Lessee of the above described property closed the leased premises in March, 2020, as required, and, due to the limitation on number of people allowed to gather in an indoor public space, has not been able to open the leased premises since that time; and

WHEREAS, pursuant to Lease Addendum No. 2 dated September 5, 2018: 1) the Lease Term, which began on August 1, 2017, was extended for a period comparable to the construction period (which extended the Lease Term to May 1, 2021); and 2) Lessee's obligation to pay rent was delayed for the duration of the construction period and until a Certificate of Occupancy was issued.

NOW, THEREFORE, the Lease Agreement is further amended as follows:

- 1) Lessee will be allowed to delay payment of rent for the period the building has been and continues to be closed to the public in keeping with Governor Baker's orders;

- 2) Lessee will pay delayed rental payments over the remainder of the Lease term; and
- 3) The Lease Term will be extended beyond May 1, 2021 by the number of months the leased premises have been closed to the public due to the COVID-19 pandemic.

In all other respects, said Lease Agreement, as amended, is hereby ratified and confirmed.

Executed this _____ day of February, 2021.

Town of Harvard, Lessor,

Harvard's Cultural
Collaborative, Inc., Lessee

By:

By: _____
Mark Mikitarian, President

Alice Von Loesecke, Chair

Kara Minar, Vice Chair

Richard D. Maiore, Clerk

Stuart Sklar

Lucy B. Wallace

its Select Board