CONSTRUCTION IMPACT NOTIFICATION

This Rider contains conditions that are material to your decision to enter into a License Agreement. Please read this Rider carefully. Your execution of this Rider will indicate your agreement with and acceptance of the following provisions and the Rider shall be incorporated into and become a part of your License Agreement.

RIDER TO MIT GRADUATE STUDENT HOUSING LICENSE AGREEMENT

The following terms and conditions are attached to and incorporated by reference into your License Agreement as entered into hereby. In the event of any inconsistency or conflict between the terms and conditions of the License Agreement and the following terms and conditions, the following terms and conditions shall apply.

During the current term of your License Agreement through approximately July 31, 2021, MIT Housing & Residential Services anticipates that the following construction work will be undertaken in or adjacent to your Building. Except in emergency situations or unless otherwise noted, the construction work is expected to take place as indicated below. Non-emergency work within residential units will be scheduled on an as-needed basis, generally not before 8:00 am. Notwithstanding the foregoing, please be advised that public agencies and commercial property owners/developers may perform work outside of the work hours specified in this Rider. This includes work on Main Street and Third Street in the City of Cambridge.

Please note that the construction work and schedules listed below are preliminary only and will be subject to modification at any time. MIT reserves the right to change the scope and/or schedule of the construction work and initiate additional projects and repairs at any time beyond the scope and schedule of projects described below. In the event of any material changes or additions, MIT will use reasonable efforts to provide notification to residents in a timely manner.

Graduate Tower at Site 4 (45 Hayward Street, Cambridge, MA 02142 – Building E37): Construction Rider

1. Kendall Square Initiative - General

Construction on the Kendall Square Initiative and associated projects began in August 2016 and is anticipated to continue into at least 2022. The project includes Site 3, the Graduate Tower at Site 4, and Site 5, which are three high-rise towers that will all be constructed on top of a new six-level underground garage and an underground loading dock. Miscellaneous finish work will still be taking place within these buildings. Delivery and construction vehicles may also be visible or heard from surrounding streets using the loading dock, doing associated landscaping or traveling to remaining construction zones at Wadsworth Street and Hayward Street intersections with Main Street. Upper Wadsworth Street at Main Street is expected to remain closed to public through-traffic during the period of this license. The overall project also includes the replacement of the head house leading to the inbound Kendall/MIT Massachusetts Bay Transportation Authority (MBTA) station adjacent to this building and may create construction noise. The inbound MBTA station will remain operational throughout construction of the new head house, however, there will be changing patterns of ingress and egress.

Project hours for MIT’s portion of the Kendall Square Initiative (work occurring on open tower floors and exterior of the towers and garage) are expected to generally follow the City of Cambridge
construction work hours of 7:00 am to 6:00 pm, Monday through Friday and 9:00 am to 6:00 pm on Saturdays. Some after-hours work will be required to accommodate concrete and steel deliveries, as well as other limited activities. Work on tower floors (once they have been permanently enclosed), as well as underground garage levels, will have non-disruptive deliveries and construction occurring outside of the “exterior” work hours listed above.

2. **Kendall Square Initiative – Site 1 (165 Main Street, Cambridge, MA 02142)**

In fall 2017, construction began on Site 1 (a tower attached to One Broadway in the former lot located across from E55) and the completion of a market/grocery addition and upgrades to One Broadway as part of the Kendall Square Initiative. The 24-level tower construction will continue through 2022. The project will include large construction equipment such as a tower crane, other cranes and lifts, concrete trucks, trucks carrying steel and other construction materials.

3. **Kendall Square Initiative – Site 2 (Main Street at Wadsworth Street, Cambridge, MA 02142)**

Removal of the former Eastgate tower is anticipated to begin in the fall of 2020 and will continue into 2021 to make way for a Kendall Square Project for a new 12-14 story building and an underground parking garage. This project will involve major demolition work and major underground utility work, involving significant noisy and potential vibration-related conditions.

4. **Private Construction not Controlled by MIT at 325 Main Street, Cambridge, MA 02142**

In addition to the construction projects coordinated by MIT, ongoing construction of a new tower at 325 Main Street will continue beyond this license period. This project is not owned or controlled by MIT. The project will include large construction equipment, such as cranes and lifts, concrete trucks, trucks carrying steel and other construction materials. MIT will use reasonable efforts to provide notification to residents of known disruptions.

For more information about the Kendall Square Initiative, to subscribe to regular updates or submit comments to the project team, please visit [http://www.courbanize.com/projects/mit-kendall-square](http://www.courbanize.com/projects/mit-kendall-square). If you have any questions regarding this project, please contact the project team via e-mail at kendsq-info-site4@mit.edu.

By execution below, Resident acknowledges and agrees that s/he/they have read and understand the provisions set forth in this Rider, that consideration of these provisions was a material consideration in Resident’s decision to enter into a License Agreement, and that Resident is entering into the License Agreement with an agreement and acceptance of the provisions set forth in this Rider.

Resident: ________________________________  
(signature)  
______________________________  
(printed name)  
Date: ________________________________  

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