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, 2022, 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): 3 Totals

Construction Riders

1. **Kendall Square Initiative - General**

   Construction on the Kendall Square Initiative and associated projects began in August 2016 and some projects are anticipated to continue through 2022.

   A project to replace the head house and access to the inbound Kendall/MIT Massachusetts Bay Transportation Authority (MBTA) station is underway and may create some construction traffic on Carleton and Amherst Streets and localized 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.
Primarily interior work will be taking place on the newly constructed buildings 238 Main Street (Site 3), 45 Hayward Street (Site 4) retail spaces, and 314 Main Street (Site 5). Delivery and construction vehicles may be visible or heard from surrounding streets, doing associated landscaping or traveling to remaining construction zones at Wadsworth Street. Some final landscaping such as fall and spring tree planting and miscellaneous finish work will take place on the Open Space. Pedestrian traffic along Charlotte’s Way will be open, and will be available for vehicular traffic in late fall 2022.

Utility work and removal of the Eastgate tower at Main Street and Wadsworth streets will begin in 2021 and continue through 2022 to make way for a new 13 story building and an underground parking garage. This project will involve underground utility work and major demolition work, involving significant noisy and potential vibration-related conditions. The project will include large construction equipment such as a tower crane, other cranes, lifts, concrete trucks, and trucks carrying steel and other construction materials. Construction vehicles and equipment will be traversing Main Street and other local streets to and from this site. Wadsworth Street will remain open to pedestrian traffic and closed to vehicular traffic.

Project hours for the Kendall Square Initiative 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. However, public health and safety requirements related to COVID-19 may result in changes to standard construction work and schedules. Some City-permitted, after-hours work will be required to accommodate concrete and steel deliveries, as well as other activities.

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

In Fall 2017, the market/grocery addition and upgrades to One Broadway were completed and construction began on Site 1 – a residential tower adjacent to One Broadway in the former parking lot located across from Site 2 – as part of the Kendall Square Initiative. The 24-story 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. **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
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: __________________________