



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 discrepancy 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, 2020, 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 Memorial Drive, Main Street, Third Street, and the Longfellow Bridge.

Please note that the construction work and schedules listed below are preliminary only, 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.

Eastgate Apartments (E55): 3 Total Construction Riders

1. Kendall Square Initiative - General

Construction on the Kendall Square Initiative and associated projects began in August 2016 and will continue into 2021. The project scope includes, but is not limited to, construction of a six-story underground parking garage south of Main Street between Wadsworth, Carleton, and Dock Streets and three new high-rise towers that will bear on top of the new garage and associated landscaping. These projects require the extended use of large cranes on Carleton Street, Deacon Street, Hayward Street, and Wadsworth Street, as well as temporary exterior hoisting elevators. Truck traffic will be routed to the project site via a dedicated traffic lane on Wadsworth Street as well as other gates located on the project site. Depending on the logistics of the project site, pedestrian and vehicular travel routes on Wadsworth Street surrounding Eastgate and the Kendall Square area may be impacted throughout the length of the project. Construction on Amherst Street and the southern section of Wadsworth Street is expected to be completed in the summer of 2019. The overall project also includes the replacement of the inbound Kendall MBTA station. The current inbound MBTA station will remain operational throughout construction of the new station, but there may 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 – Friday and on Saturday from 9:00 am to 6:00 pm. Some after-hours work will be required to accommodate concrete and steel deliveries, as well as other limited activities. Work on



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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 and One Broadway

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 tower construction began with installation of the foundation system and is expected to continue through December 2020. It will include large construction equipment such as a tower crane, other cranes and lifts, concrete trucks, trucks carrying steel and more.

3. Kendall Square Initiative – Site 3

Construction on Site 3 may begin as early as spring 2019. The project scope will include, but not be limited to, full construction of a commercial tower. This includes steel construction using large cranes, which may be located adjacent to Eastgate. Significant truck traffic and other equipment will be routed to the site via Wadsworth Street. Exterior work hours will take place between 7:00 am and 6:00 pm, Monday - Friday, and between 9:00 am and 6:00 pm on Saturday, with some after-hours required, and as approved by the City. Renovation work inside E48 (238 Main Street) is currently slated to begin in 2019 and will require some activities to be done off-hours. Tower floors that have been permanently enclosed will have construction occurring outside of the “exterior work” hours listed above.

For more information about this project, subscribe to regular updates or to comment to the project team, please visit <http://www.courbanize.com/projects/mit-kendall-square>. If you have any questions regarding this project, please contact the project team at kendsq-info-eastgate@mit.edu.

By execution below, Resident acknowledges and agrees that s/he has read and understood 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 with and acceptance of the provisions set forth in this Rider.

Resident: _____
(signature)

(printed name)

Date: _____