Summary of Development Agreement between Weston Fee Owner LLC and Weston Ground Lessee LLC (collectively, "Greatland"), and the Town of Weston

The Development Agreement provides the following benefits to the Town upon approval of Article 31 and 33, the proposed zoning amendment to allow life science use at 9, 13 and 20 Riverside Road (the "Property"):

- It provides restrictions on the use and operation of the Property, as well as development standards, which will be applied by the Planning Board during site plan review of any future life science use on the Property (the "Project").

- It requires Greatland to permit, design and construct roadway improvements on Park Road, subject to Town approval.

- It commits Greatland to make a voluntary donation of $2,000,000.00 to the Town for affordable housing, conservation, or any other determined use, payable $1,000,000.00 upon approval of the zoning amendment and $1,000,000.00 upon issuance of a certificate of occupancy for the Project.

- It obligates Greatland, as a matter of contract, to make additional improvements of $3,000,000.00 in pedestrian and traffic improvements, upon receipt of site plan approval for the Project.

- It obligates Greatland to complete a land swap, consistent with the Town's obligations under state law. Greatland will exchange land with the Town to give the Town a residential development parcel on the east side of the Property. The west side of the Property will remain as open space.

- It obligates Greatland to pay up to $100,000.00, in a manner consistent with G.L. c.44, §53G, for the Town's consultant, legal, and other professional costs and expenses associated with creating up to twenty (20) multifamily units on the east side of the Property.

- It obligates Greatland to create public walkways and biking trails on the Property, upon receipt of site plan approval for the Project.

- It provides that abutting property owners will receive written notice in connection with the future permitting process for the mitigation items described above.

5158007.1