

**SECOND AMENDMENT TO THE AMENDED AND RESTATED DEVELOPMENT  
PLAN FOR**

**THE OFFICE BUILDINGS / SPORTS PROJECT**

**WITHIN**

**PLANNED DEVELOPMENT AREA NO. 87**

**BOSTON LANDING**

**GUEST STREET, LIFE STREET AND ARTHUR STREET**

**BRIGHTON AREA OF BOSTON**

**DATED:** \_\_\_\_\_

Reference is made to the Amended and Restated Development Plan for the Office Buildings/Sports Project within Planned Development Area No. 87, approved by the Boston Redevelopment Authority, now doing business as the Boston Planning & Development Agency (“BPDA”), on August 27, 2014, adopted by the Boston Zoning Commission (“BZC”) on November 19, 2014 and effective on November 21, 2014, as amended by the First Amendment to the Amended and Restated Development Plan for the Office Buildings / Sports Project within Planned Development Area No. 87, as approved by the BPDA on June 9, 2016, adopted by the BZC on July 13, 2016 and effective on July 18, 2016 (collectively, the “Development Plan”).

Capitalized words not defined herein shall be as defined in Article 2A of the Boston Zoning Code as in effect on the date hereof, and not as amended hereafter.

This Second Amendment to the Amended and Restated Development Plan for the Office Buildings/Sports Project modifies the Development Plan as set forth below:

(1) By deleting Section 4 of the Development Plan, in its entirety, and replacing it with the following:

“The Third Amendment to the Master Plan for Planned Development Area No. 87 which was approved by the BRA, now doing business as the Boston Planning & Development Agency, on August 14, 2014, adopted by the BZC on September 3, 2014, and became effective on September 5, 2014, (i) deleted reference to the Single Office Project; and (ii) permitted the construction of one or more buildings for Office Use, Clinic Use (but not to establish a Hospital or Institutional Use), Research and Development Use, including biotechnology and laboratory use building or buildings (provided, however, that no laboratory classified by the U.S. Centers for Disease Control as a Biosafety Level 3 or 4 (“BSL-3” or “BSL-4”) shall be permitted), Studio Production Uses and other Uses typical of a professional or other athletic or sports organizations and their guests (which may include the hosting of media, sponsorship

and community activities) and that may include seating areas for spectators and/or a Multifamily Dwelling and/or Dwellings Use, an athletic and/or Sports Use that may contain venues for ice hockey and basketball, together with accessory parking, loading, Restaurant Use, Retail Use and Service Use, containing up to 720,000 square feet of Floor Area, Gross, exclusive of areas dedicated for parking and loading and exclusive of areas devoted to Restaurant Use, Retail Use, Service Use, Fitness Center Use, Spa Uses, Private Club Uses, Dance, Yoga, Entertainment Uses, Cultural Uses, Day Care Center Uses, Sports Uses, all General Sports and Recreation Uses, Local Retail Business Uses, Take-out Restaurant Uses, Banking and Postal Uses, Bank Uses, ATM Uses, Bar Uses, Barbershop and/or Beauty Shop Uses, Agency or Professional Office Uses, Amusement Game Machine in Commercial Establishment Uses, Art Use, Bakery Uses, Facility of Public Assembly Uses, General Retail Business Uses, Kennel Animal Care Uses, Studio Arts Uses, Theatre Uses, Brewery and/or Distillery Uses, Food Production Uses, Commissary Uses, and Roastery Uses.”

(2) By deleting paragraph (b) of Section 6 of the Development Plan, in its entirety, and replacing it with the following:

“(b) **The Restaurant, Retail and Service Component.** The Restaurant, Retail and Service Component will be up to 7,000 square feet of Floor Area, Gross, and may contain Restaurant Use, Retail Use, Service Use, Fitness Center Use, Spa Uses, Private Club Uses, Dance, Yoga, Entertainment Uses, Cultural Uses, Day Care Center Uses, Sports Uses, all General Sports and Recreation Uses, Local Retail Business Uses, Take-out Restaurant Uses, Banking and Postal Uses, Bank Uses, ATM Uses, Bar Uses, Barbershop and/or Beauty Shop Uses, Agency or Professional Office Uses, Amusement Game Machine in Commercial Establishment Uses, Art Use, Bakery Uses, Facility of Public Assembly Uses, General Retail Business Uses, Kennel Animal Care Uses, Studio Arts Uses, Theatre Uses, Brewery and/or Distillery Uses, Food Production Uses, Commissary Uses, and Roastery Uses.”

(3) By deleting Section 7 of the Development Plan, in its entirety, and replacing it with the following:

“**General Description of Proposed Project and Uses.** This Development Plan for the Proposed Project proposes the construction of one building of up to 135,000 square feet of Floor Area, Gross, and up to 99 feet in Building Height and may contain Office Use, Clinic Use (but not to establish a Hospital or Institutional Use), Research and Development Use, including a Biotechnical and Laboratory Use (provided that no laboratory classified as a BSL-3 or BSL-4 shall be permitted), an athletic and/or Sports Use dedicated to private athlete training purposes that may include locker rooms, treatment areas, fitness uses, basketball uses, private food service, Studio Production Uses, and other Uses typical of a professional or other athletic or sports organizations and their guests (which may include the hosting of media, sponsorship and community activities) and that may include seating areas for up to 195 spectators, exclusive of parking and loading, Retail Use, Restaurant use and Service Use. Up to 7,000 square feet of Floor Area, Gross may be used for Restaurant Use, Retail Use, Service Use, Fitness

Center Use, Spa Uses, Private Club Uses, Dance, Yoga, Entertainment Uses, Cultural Uses, Day Care Center Uses, Sports Uses, all General Sports and Recreation Uses, Local Retail Business Uses, Take-out Restaurant Uses, Banking and Postal Uses, Bank Uses, ATM Uses, Bar Uses, Barbershop and/or Beauty Shop Uses, Agency or Professional Office Uses, Amusement Game Machine in Commercial Establishment Uses, Art Use, Bakery Uses, Facility of Public Assembly Uses, General Retail Business Uses, Kennel Animal Care Uses, Studio Arts Uses, Theatre Uses, Brewery and/or Distillery Uses, Food Production Uses, Commissary Uses, and Roastery Uses, and up to 190 parking spaces at grade and above grade. Parking and loading will be accessed by means of the Life Street Extension at the western terminus of the Service Road.”

3) By deleting Section 11 of the Development Plan, in its entirety, and replacing it with the following:

**“Density and Dimensions of Proposed Project.** The Proposed Project proposes the construction of one building of up to 135,000 square feet of Floor Area, Gross, and up to 99 feet in Building Height, and may contain Office Use, Clinic Use (but not to establish a Hospital or Institutional Use), Research and Development Use, including a Biotechnical and Laboratory Use (provided that no laboratory classified as a BSL-3 or BSL-4 shall be permitted), an athletic and/or Sports Use dedicated to private athlete training purposes that may include locker rooms, treatment areas, fitness uses, basketball uses, private food service, Studio Production Uses, and other Uses typical of a professional or other athletic or sports organizations and their guests (which may include the hosting of private media, sponsorship and community activities) and that may include seating areas for up to 195 spectators, exclusive of parking and loading, Retail Use, Restaurant use and Service Use. Up to 7,000 square feet of Floor Area, Gross may be used for Restaurant Use, Retail Use, Service Use, Fitness Center Use, Spa Uses, Private Club Uses, Dance, Yoga, Entertainment Uses, Cultural Uses, Day Care Center Uses, Sports Uses, all General Sports and Recreation Uses, Local Retail Business Uses, Take-out Restaurant Uses, Banking and Postal Uses, Bank Uses, ATM Uses, Bar Uses, Barbershop and/or Beauty Shop Uses, Agency or Professional Office Uses, Amusement Game Machine in Commercial Establishment Uses, Art Use, Bakery Uses, Facility of Public Assembly Uses, General Retail Business Uses, Kennel Animal Care Uses, Studio Arts Uses, Theatre Uses, Brewery and/or Distillery Uses, Food Production Uses, Commissary Uses, and Roastery Uses, and up to 190 parking spaces at grade and above grade. Parking and Loading are both accessed by means of Life Street Extension at the western terminus of the Service Road.”