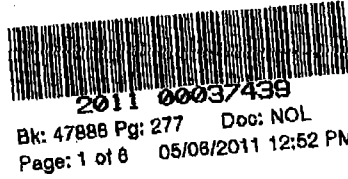


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RECEIVED
MAY 10 2011
FIDELITY NATIONAL TITLE

NOTICE OF LEASE

As of May 5, 2011

Pursuant to Section 4 of Chapter 183 of the General Laws of Massachusetts, notice is hereby given that on May 5, 2011, Fifty Northern Avenue LLC, a Delaware limited liability company, with a place of business at c/o The Fallon Company LLC, One Marina Park Drive, Boston, Massachusetts 02210 ("Landlord"), and Vertex Pharmaceuticals Incorporated, a Massachusetts corporation with a principal place of business at 130 Waverly Street, Cambridge, Massachusetts 02139 ("Tenant") executed a lease ("Lease") of certain space ("Premises") comprising approximately 556,105 rentable square feet within the Building, as further described in the Lease. As used herein, "Building" means the 15-story building to be constructed by Landlord and containing, upon completion, approximately 585,456 rentable square feet in the City of Boston, Massachusetts, located on a parcel of land described in Exhibit A attached hereto and known as Parcel A, Fan Pier, Boston, Massachusetts.

The term of the Lease is for approximately 15 years beginning on the earlier of (a) the Substantial Completion Date (as defined in the Lease), or (b) the date upon which Tenant first occupies all or any portion of the Premises for the conduct of its business.

As more particularly described, and subject to the terms of, the Lease, Tenant has the right to extend the term of the Lease for one (1) additional term of 10 years.

For Landlord's title, see Quitclaim Deed dated as of the date hereof and recorded with the Suffolk County Registry of Deeds contemporaneously herewith.

This Notice of Lease is executed for the purpose of recordation in order to give notice of the terms, provisions and conditions of the Lease and is not intended to, and shall not, modify or vary any of the provisions of the Lease.

[Remainder of this page intentionally left blank.]

50 Northern Avenue, Boston

R → JDS A SARNO, CSQ
FIDELITY NATIONAL TITLE
133 FEDERAL ST
BOSTON, MA 02110
EAST4462444.2

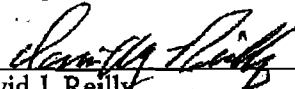
Executed as a sealed instrument as of the date first appearing above.

LANDLORD:

FIFTY NORTHERN AVENUE LLC, a Delaware
limited liability company

By: Fan Pier Development LLC, a Delaware limited
liability company, its Manager

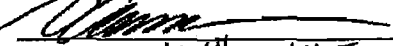
By: Cornerstone Real Estate Advisers LLC, a
Delaware limited liability company, its
Manager

By: 
Name: David J. Reilly
Title: President/Chief Executive Officer

TENANT:

VERTEX PHARMACEUTICALS INCORPORATED,
a Massachusetts corporation


By: 
Name: Dan Smith
Title: CEO

By: 
Name: Matthew W. Evans
Title: President/CEO

COMMONWEALTH OF MASSACHUSETTS

Suffolk County, ss.

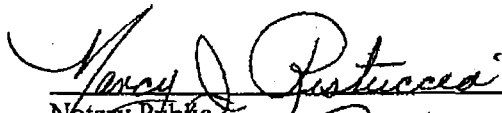
On this 4 day of May, 2011, before me, the undersigned notary public, personally appeared David J. Reilly, proved to me through satisfactory evidence of identification, which was CT License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose, as President/Chief Executive Officer of Cornerstone Real Estate Advisers LLC, the Manager of Fan Pier Development LLC, the Manager of Fifty Northern Avenue LLC.


Notary Public
Name: Nancy J. Ristuccia
My commission expires: 08-01-2014

COMMONWEALTH OF MASSACHUSETTS

Suffolk County, ss.

On this 4th day of May, 2011, before me, the undersigned notary public, personally appeared Ian Smith, proved to me through satisfactory evidence of identification, which was MA License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose, as Chief Financial Officer of Vertex Pharmaceuticals Incorporated.


Notary Public
Name: Nancy J. Ristuccia
My commission expires: 08-01-2014

COMMONWEALTH OF MASSACHUSETTS

Suffolk County, ss.

On this 4th day of May, 2011, before me, the undersigned notary public, personally appeared Matthew W. Emmers, proved to me through satisfactory evidence of identification, which was MA License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose, as President & CEO of Vertex Pharmaceuticals Incorporated.

Nancy J. Ristuccia
Notary Public
Name: Nancy J. Ristuccia
My commission expires: 08-01-2014

Exhibit A

**FAN PIER PARCEL A
DESCRIPTION OF THE PROPERTY**

PARCEL A

A certain parcel of land located on the northeast side of Northern Avenue near the intersection of Courthouse Way in Boston, Massachusetts, bounded and described as follows:

Beginning at a point on the northeasterly sideline of Northern Avenue, said point being S 58° 06' 49" E, a distance of 9.47 feet along said sideline of Northern Avenue from the intersection of the southeasterly sideline of Courthouse Way;

Thence turning and running N 31° 53' 11" E, a distance of 210.00 feet;

Thence turning and running S 58° 06' 49" E, a distance of 230.50 feet;

Thence turning and running S 31° 53' 11" W, a distance of 210.00 feet to a point on the northeasterly sideline of Northern Avenue;

Thence turning and running N 58° 06' 49" W, a distance of 230.50 feet by said sideline of Northern Avenue to the point of beginning.

The above described parcel of land contains an area of about 48,405 square feet (about 1.111 acres) and is shown as Parcel A on a plan titled "Subdivision Plan of Land, Parcel A - Fan Pier, Northern Avenue, Boston, Massachusetts," dated June 18, 2008, prepared by Nitsch Engineering, Inc.

SUBSURFACE PARCEL A:

A certain parcel of land located on the northeast side of Northern Avenue near the intersection of Courthouse Way in Boston, Massachusetts, bounded and described as follows:

Beginning at a point on the northeasterly sideline of Northern Avenue, said point being S 58° 06' 49" E, a distance of 239.97 feet along said sideline of Northern Avenue from the intersection of the southeasterly sideline of Courthouse Way;

Thence turning and running N 31° 53' 11" E, a distance of 210.00 feet by Parcel A;

Thence turning and running N 58° 06' 49" W, a distance of 230.50 feet by Parcel A;

Thence turning and running N 31° 53' 11" E, a distance of 39.50 feet;

Thence turning and running S 58° 06' 49" E, a distance of 256.00 feet;

Thence turning and running S 31° 53' 11" W, a distance of 249.50 feet by Sub-Surface Parcel F to a point on the northeasterly sideline of Northern Avenue;

Thence turning and running N 58° 06' 49" W, a distance of 25.50 feet along said sideline of Northern Avenue to the point of beginning.

The above described parcel of land has an upper limit that ends at Elevation 15.67 (Boston City Base), contains an area of about 15,467 square feet, and is shown as Sub-Surface Parcel A on a plan titled "Subdivision Plan of Land, Parcel A - Fan Pier, Northern Avenue, Boston, Massachusetts," dated June 18, 2008, prepared by Nitsch Engineering, Inc.

BELOW GRADE DISCONTINUANCE PARCEL:

A certain parcel of land located on the northeasterly side of Northern Avenue in Boston, South Boston District, Massachusetts, as shown on the plan entitled Subdivision Plan of Land, Parcel A - Fan Pier, Northern Avenue, Boston, Massachusetts," dated June 18, 2008, prepared by Nitsch Engineering, Inc., as "Area of Below Grade Discontinuance "A"," and bounded and described as follows:

Beginning at a point on the northeasterly sideline of Northern Avenue, said point being S 58°06'49"E, a distance of 8.03 feet from Courthouse Way;

Thence continuing S 58°06'49"E, a distance of 257.44 feet along said northeasterly sideline of Northern Avenue;

Thence turning and running S 31°53'11"W, a distance of 3.00 feet;

Thence turning and running N 58°06'49"W, a distance of 257.44 feet;

Thence turning and running N 31°53'11"E, a distance of 3.00 feet to the point of beginning.

The above described parcel is vertically below the street from elevation -18.0 to elevation -23.5 and contains an area of 772 square feet according to such plan.

ABOVE GRADE DISCONTINUANCE PARCEL:

A certain parcel of land located on the northeasterly side of Northern Avenue in Boston, South Boston District, Massachusetts, as shown on the plan entitled Subdivision Plan of Land, Parcel A - Fan Pier, Northern Avenue, Boston, Massachusetts," dated June 18, 2008, prepared by Nitsch Engineering, Inc., as "Area of Above Grade Discontinuance" and bounded and described as follows:

Beginning at a point on the northeasterly sideline of Northern Avenue, said point being S

58°06'49"E, a distance of 106.97 feet from Courthouse Way;

Thence continuing S 58°06'49"E, a distance of 50.00 feet along said northeasterly sideline of Northern Avenue;

Thence turning and running S 31°53'11"W, a distance of 10.50 feet;

Thence turning and running N 58°06'49"W, a distance of 50.00 feet;

Thence turning and running N 31°53'11"E, a distance of 10.50 feet to the point of beginning.

The above described parcel is vertically above the street from elevation 35.4 to elevation 38.9 and contains an area of 525 square feet according to such plan.

DEED IN BK 47886 pg 058