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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, Eleven Fan Pier Boulevard 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 516,693 rentable square feet within the Building, as further described in the Lease. As used herein, "Building" means the 16-story building to be constructed by Landlord and containing, upon completion, approximately 546,714 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 B, 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.

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11 Fan Pier Boulevard, Boston

R -> JDS. A SARNO, CEA
FIDELITY NATIONAL TITLE
133 FEDERAL ST
BOSTON, MA 02110
EASTM4624462.2

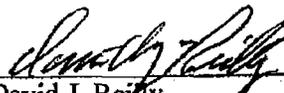
Executed as a sealed instrument as of the date first appearing above.

LANDLORD:

ELEVEN FAN PIER BOULEVARD LLC, a
Delaware limited liability company

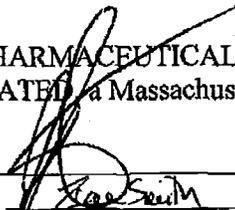
By: Fan Pier Development LLC, a Delaware
limited liability company, its Manager

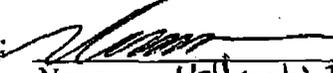
By: Cornerstone Real Estate Advisers
LLC, a Delaware limited liability
company, its Manager

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

TENANT:

VERTEX PHARMACEUTICALS
INCORPORATED, a Massachusetts corporation

By: 
Name: David Smith
Title: CEO

By: 
Name: Matthew W. Fournier
Title: Ins. Dept. CEO

COMMONWEALTH OF MASSACHUSETTS

Suffolk County, ss.

On this 14th day of May, 2011, before me, the undersigned notary public, personally appeared Matthew W. Emmens, 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. Pistuccia
Notary Public
Name: Nancy J. Pistuccia
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 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 Eleven Fan Pier Boulevard LLC.

Nancy J. Ristuccia
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.

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

Exhibit A

FAN PIER PARCEL B
DESCRIPTION OF THE PROPERTY

A certain parcel of land located northeasterly of Northern Avenue in Boston, Massachusetts, bounded and described as follows:

Beginning at the southwest corner of the herein described parcel, said corner is located N 31°53'11"E, a distance of 252.00 feet from the northeasterly sideline of Northern Avenue;

Thence continuing N 31°53'11"E, a distance of 172.00 feet;

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

Thence turning and running S 31°53'11"W, a distance of 172.00 feet by Subsurface Parcel B;

Thence turning and running N 58°06'49"W, a distance of 230.50 feet by Subsurface Parcel B to the point of beginning.

The above described parcel contains an area of about 39,646 square feet and is shown as Parcel B on a plan titled "Subdivision Plan of Land, Fan Pier, Northern Avenue, Boston, Massachusetts" dated April 15, 2011, prepared by Nitsch Engineering, Inc.

SUBSURFACE PARCEL B

A certain parcel of land located northeasterly of Northern Avenue in Boston, Massachusetts, bounded and described as follows:

Beginning at the southwest corner of the herein described parcel, said corner is located N 31°53'11"E, a distance of 223.25 feet from the northeasterly sideline of Northern Avenue;

Thence continuing N 31°53'11"E, a distance of 28.75 feet;

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

Thence turning and running N 31°53'11"E, a distance of 172.00 feet by Parcel B;

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

Thence turning and running N 31°53'11"E, a distance of 40.00 feet;

Thence turning and running S 58°06'49"E, a distance of 273.00 feet;

Thence turning and running S 31°53'11"W, a distance of 214.50 feet by Subsurface Parcel E;

Thence turning and running N 58°06'49"W, a distance of 17.00 feet by Subsurface Parcel F;

Thence turning and running S 31°53'11"W, a distance of 26.25 feet by Subsurface Parcel F;

Thence turning and running N 58°06'49"W, a distance of 256.00 feet by Subsurface Parcel A to the point of beginning.

The above described parcel has an upper limit that ends at Elevation 15.67 (Boston City Base), contains an area of about 25,632 square feet and is shown as Subsurface Parcel B on a plan titled "Subdivision Plan of Land, Fan Pier, Northern Avenue, Boston, Massachusetts" dated April 15, 2011, prepared by Nitsch Engineering, Inc.

AIR SPACE PARCEL B

A certain parcel of land located northeasterly of Northern Avenue in Boston, Massachusetts, bounded and described as follows:

Beginning at a point of the northerly line of Parcel A, said point being S 58°06'49"E, a distance of 84.08 feet from the northwest corner of Parcel A and being the southwest corner of the herein described parcel;

Thence turning and running N 31°53'11"E, a distance of 42.00 feet to a point on the southerly line of Parcel B;

Thence turning and running S 58°06'49"E, a distance of 12.75 feet along said line of Parcel B;

Thence turning and running S 31°53'11"W, a distance of 42.00 feet to a point on the northerly line of Parcel A;

Thence turning and running N 58°06'49"W, a distance of 12.75 feet by said line of Parcel A to the point of beginning.

The above described parcel begins at elevation 72.75, Boston City Base, and extends to Elevation 110.42 Boston City Base, contains an area of about 536 square feet and is shown as Air Space Parcel B on a plan titled "Subdivision Plan of Land, Fan Pier, Northern Avenue, Boston, Massachusetts" dated April 15, 2011, prepared by Nitsch Engineering, Inc.

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