

First Amendment to Development Agreement

This First Amendment to Development Agreement dated February 5, 2020 (the "Agreement") is entered into by and between the Town of Natick, 13 E. Central Street, Natick MA 01760 by and through its Select Board, formerly the Board of Selectmen ("Town") and Stonegate St. Patrick LLC, a Massachusetts limited liability company, with an address of 83 Speen Street, Natick, Massachusetts 01760 ("Developer").

WHEREAS, the Covid 19 pandemic crises has caused delays in the approval process contemplated by the Agreement; and

WHEREAS, the Developer and the Town desire to renew and confirm the terms of the Agreement and to modify certain provisions in response to such delays and further discussions about the scope of the development project.

NOW THEREFORE for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and for the mutual promises set forth below, the Parties agree as follows:

1. The provisions of Article 1. (d) are hereby deleted from the Agreement;
2. The provisions of Article 7. (a) are modified to delete reference to the Town Meeting opening on April 14, 2020 and changing such reference to the "Town Meeting opening on or about October 15, 2020";
3. The provisions of Article 7. (b) are modified to delete reference to the Town Meeting opening on April 14, 2020 and changing such reference to the "Town Meeting opening on or about October 15, 2020";
4. The provisions of Article 8 are modified to delete reference to the April 2020 Town Meeting opening on April 14, 2020 and changing such reference to the "October 2020 Town Meeting";
5. The Agreement, as amended by this Amendment, can only be modified if such modification is in writing signed by the Developer and the Select Board;
6. This First Amendment to Development Agreement shall be effective as of the date it shall be executed by both Developer and the Town; and
7. In all respects not inconsistent with this First Amendment to Development Agreement, both Developer and the Town ratify and confirm the provisions of the Agreement.


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IN WITNESS WHEREOF, this instrument is sealed and delivered as of this ____ day of September, 2020.

Town
Natick Select Board

Jonathan Freedman, Chair

Developer
Stonegate St. Patrick LLC



By Its Manager, Sean McGrath

Sue G. Salamoff

Richard P. Jennett, Clerk

Karen Adelman-Foster, Vice Chair

Michael J. Hickey, Jr.