



**Amendment One
of the CRA-Margaret Fuller House Cooperation Agreement of April 18, 2019**

This amendment (Amendment One) is made this 19th day of December, 2019 by and between the Cambridge Redevelopment Authority (CRA), and Margaret Fuller Neighborhood House (MFNH) in regard to the Cooperation Agreement made and entered into by these parties on April 18, 2019 (the "Agreement").

Whereas, the CRA and MFNH wish to update the timeline shown in Exhibit C of the Agreement to enable a more effective pace for the partnership and potential development project.

Now therefore, in consideration of the mutual provisions and covenants contained herein and in the agreement, and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the CRA and MFNH, intending to be legally bound, agree as follows:

Exhibit C of the Agreement shall be replaced with the following:

Exhibit C: Anticipated Timeline

Feasibility

Dates below are anticipated. Slight variances will not be seen as a violation of this agreement.

Existing Conditions/Early Feasibility Study	May 2019 – January 2020
Conceptual Design Starts	November 2019
Real Estate Financing Consultant Engaged	January 2020
Identify and Analyze the Range of Development Options	January – February 2020
Create Development Budget and Pro Forma	January – June 2020
Schematic Design Starts	March 2020
Decision Making on Project Scope and Pathway:	March – June 2020
New Agreement Signed by CRA and MFNH	June 2020

(to complete a specific scope, under a proposed development budget, pro forma & schematic design)

Financing, Design and Construction

Subject to change based on new agreement to be executed in June 2020.

Owner's Project Manager Selection:	June – August 2020
Design Development Phase Starts	June 2020
Start Permitting Process:	September 2020
Start Submitting Application(s) for Financing:	September 2020
Construction Documents Phase Starts	September 2020
MFNH Capital Campaign Planning:	June – September 2020
MFNH Capital Campaign Kick-off:	September 2020
Secure program swing space during construction:	by September 2021
Sub-Bidding Process	June – September 2021
General Contractor Selection:	September – November 2021
Start of Construction:	February 2022
Certificates of Occupancy	Summer/Fall 2023

The CRA and Consultant hereto acknowledge and agree that, except as specifically amended by the terms of this Amendment One, all of the terms, covenants and provisions of the Agreement are hereby ratified and confirmed and shall remain in full force and effective throughout the balance of the term of the Agreement. From and after the date hereof, all references in the Agreement to "the Agreement" or "this agreement" shall mean and be the Agreement as affected by this Amendment One.

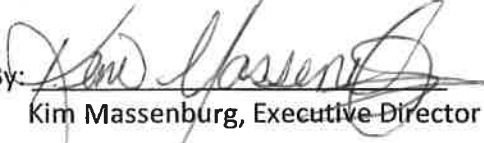
The CRA and Consultant have respectively caused this Amendment to the Agreement to be duly executed as a sealed instrument as of the day and year written above.

CAMBRIDGE REDEVELOPMENT AUTHORITY

By: 

Tom Evans, Executive Director

MARGARET FULLER NEIGHBORHOOD HOUSE

By: 

Kim Massenburg, Executive Director