



**CIC Innovation Space
Proposal**
255 Main Street

...
cic
July 2018



What we believe

We believe innovation is the key to fix the world

Innovation is largely driven by entrepreneurs

Concentrating impactful entrepreneurs in one place leads to impressive outcomes

We create innovation communities that support impactful entrepreneurs to fix the world

What we've accomplished

We built the world's largest science/tech focused innovation hub, in Cambridge, MA

We have built hubs in 5 cities, and have 6 more under development

We are creating the first global network of such hubs, initially covering 50 major cities

Requirement #1

Description of Requirement

Durations of lease agreements (or other similar occupancy agreements) with individual office tenants shall be for periods of approximately one (1) month.



SERVICE AGREEMENT

The licensee(s) identified on the signature block of this agreement (the “Licensee”) and CIC hereby agree to the following (the “Agreement” or “Service Agreement”).

Please note that “Client”, “you” and “your” refer to the aforementioned Licensee, and “CIC”, “we” and “our” refer to the CIC agent identified in the signature block of this Agreement (the “Agent”) for the Licensor(s) identified on Exhibit A for the locations that you use.

1. License: On behalf of the Licensors identified in Exhibit A, CIC hereby grants you, and you hereby accept from CIC, a license and privilege to operate a workspace and use the facilities designated by CIC (and as set forth in our monthly invoice to you) at one or more of the premises indicated in Exhibit A (individually and collectively the “Premises” or “CIC Premises”). This license does not convey title to any land or buildings and does not create a possessory interest or tenancy of any kind.

Either party may terminate this Agreement and license for any reason or no reason with 30 days’ written notice (the Termination Notice as defined below).

notice if your needs change. CIC requests that you provide as much informal notice as possible of any planned decrease in your use of our services. Giving us an idea of your future plans will not prejudice your access to current services, and may allow us to introduce you to alternative options.

Over and above any informal conversations you may have with us, you agree to provide CIC at least 30 days’ advance formal definitive written notice of termination of this Agreement (the “Termination Notice”) as well as of any material reduction of your use of space or services under this agreement. This means 30 days’ Termination Notice is required if you plan to leave, but also if you plan to drop a part of your space at any of CIC’s facilities. Please keep in mind that once you give us formal Termination Notice, CIC will release that space for reservation by others following the date you told us you will no longer require it, and it may not be possible for you to later reverse your decision.

If you choose to vacate your space in fewer than 30 days from the time you provide us with Termination Notice, you will still be responsible for full payment of your fees through the date that is 30 days after Termination Notice is given, regardless of whether we reuse your space for others after you vacate.

Requirement #2

Description of Requirement

No single business entity may occupy more than two thousand (2,000) square feet or ten percent (10%) of the entire Innovation Space provided in the District, whichever is greater.

How CIC Fulfills this Requirement

Based on data on CIC's average client occupied square footage across all CIC sites, CIC will fulfill this requirement. Since 255 Main Street hasn't opened, we can't report on specific 255 Main client data yet.

Requirement #3

Description of Requirement

The average size of separately contracted private office suites may not exceed two hundred (200) square feet of GFA.

How CIC Fulfills this Requirement

Based on a review of offices in the defined innovation space, the average size of separately contracted private offices will be less than 200 square feet.

Requirement #4

Description of Requirement

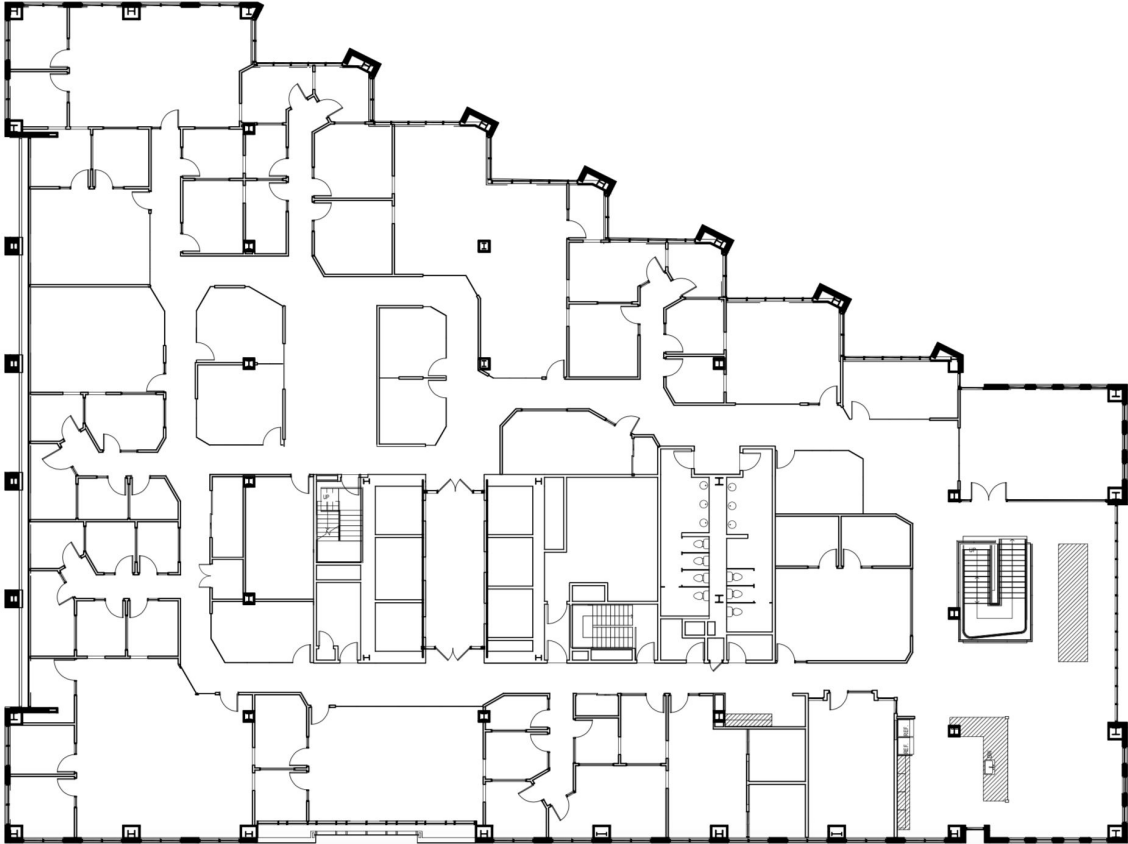
Innovation Space shall include shared resources (i.e., co-working areas, conference space, classroom space, office equipment, showroom, shop or lab equipment, storage, circulation, supplies and kitchens) available to all tenants and must occupy at least fifty percent (50%) of the Innovation Space.

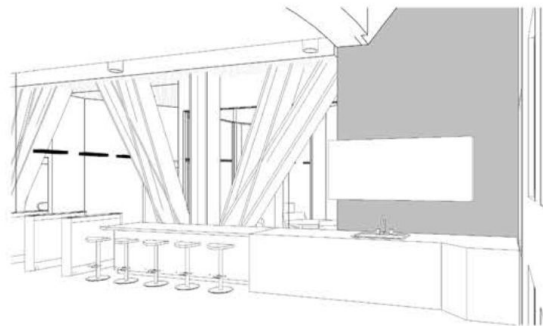
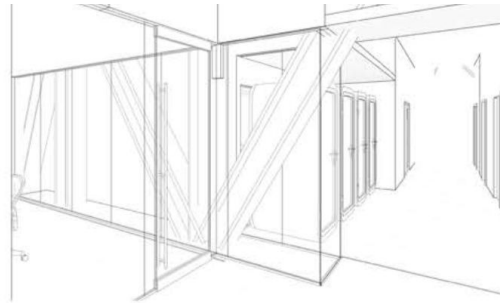
How CIC Fulfills this Requirement

More than 50% of CIC's space will qualify as innovation space based on these requirements.



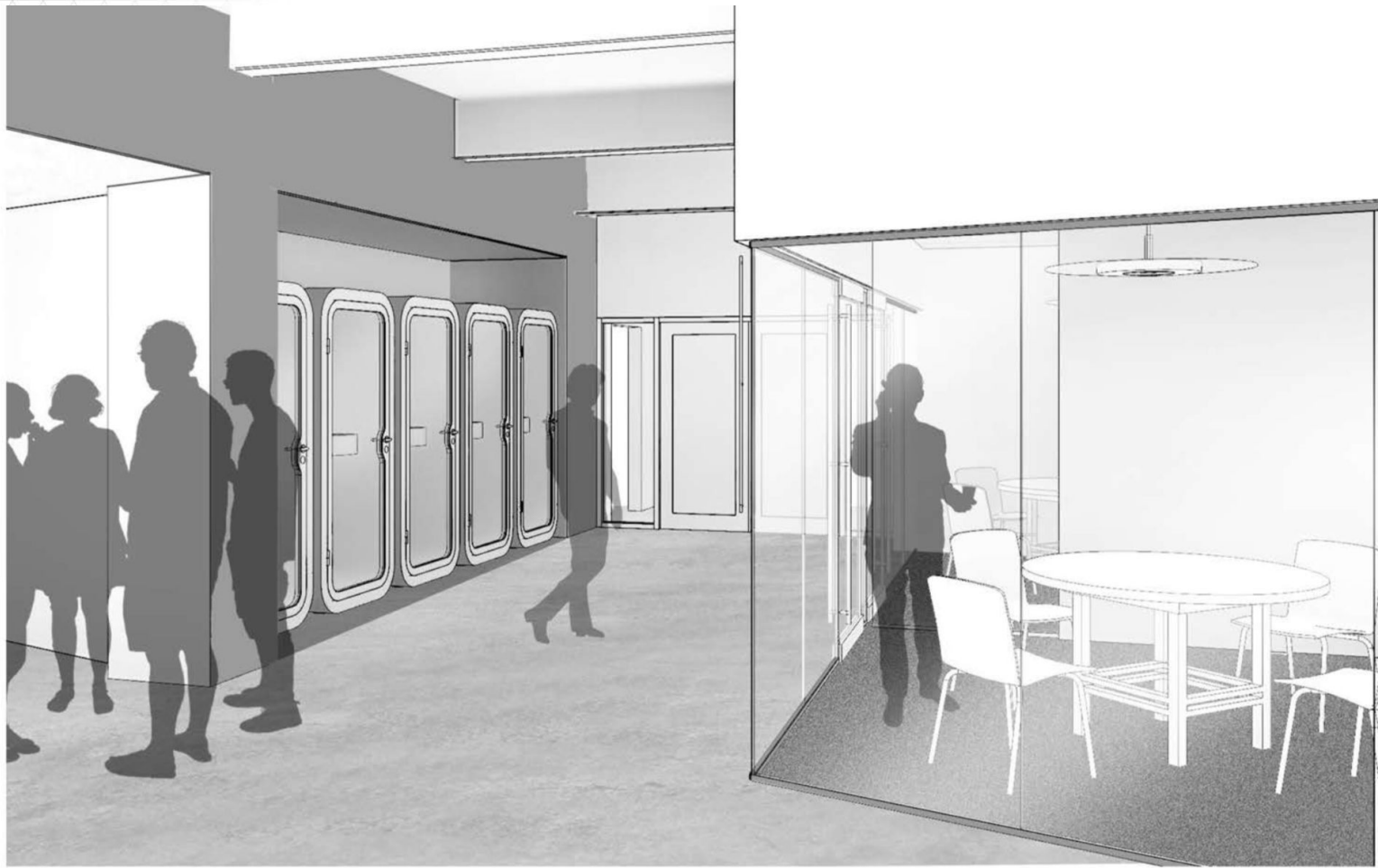
Sample Floor Plate











Requirement #5

Description of Requirement

Individual entities occupying Innovation Space may include small businesses, incubators, small research laboratories, office space for investors and entrepreneurs, facilities for teaching and for theoretical, basic and applied research, product development and testing and prototype fabrication or production of experimental products.

How CIC Fulfills this Requirement

CIC services a range of clients, and our clients will fall into one or more of these categories. Currently, our client companies are in life sciences, technology, health, and/or other business to business services.