

**MINUTES
BOARD OF TRUSTEES OF THE
HARWICH AFFORDABLE HOUSING TRUST
GRIFFIN ROOM, TOWN HALL
732 MAIN STREET, HARWICH, MA 02645
MONDAY, NOVEMBER 10, 2025 - 1:00PM**

MEMBERS PARTICIPATING: Larry Ballantine, Chair, Brendan Lowney, Vice Chair, Jeff Handler, Bob Spencer, Clerk and Claudia Williams

I. CALL TO ORDER

II. PUBLIC COMMENT

III. NEW BUSINESS

A. Welcome to our “new” Chair

Members were all generous in the welcome back to Chair Ballantine. He was also generous in his appreciation for the work members accomplished in his absence.

Mr. Spencer expressed concern regarding how the drayout Chair replacement process may repeat itself at the end of Mr. Schiavi’s Temporary Town Administrator term. His thoughts were reinforced by Mr. Handler’s observations about the clumsy way the Chair was re-seated. He will be raising our shared concerns with the Select Board.

B. Discussion with Laura Shaufelt from Mass Housing Partnership regarding RFP’s for Oak Street, O Depot Street and O Depot Road; parcels J1, J2, J3

This item was put off as Ms. Shaufelt was unable to join us. The Trust will look at a possible Special Meeting on 11/24 if Ms. Shaufelt is available.

IV. OLD BUSINESS

A. Review/Vote on the Minutes from: 10/20/25

Mr. Handler moved to approve the minutes of 10/20/25, seconded by Ms. Williams. 3 voted to approve and Mr. Ballantine and Spencer both abstained as they were not present at that meeting.

B. Updates on the question of legal counsel - vote may be taken

Mr. Spencer raised the question of financial responsibility for Legal Counsel. Mr. Schiavi’s opinion expressed to Mr. Lowney and Mr. Spencer at a previous meeting was that the Trust should pay KP Law for any legal time required to address any HAHT matters. Mr. Spencer asked to have this opinion considered by the Select Board as it is setting a new precedent. Is this the Select Board’s wish as well? Mr. Handler said that he would raise this question at the Select Board meeting and report back to Trust member.

***At this point, the recording had both audio and visual. ***

C. Updates on 265 Sisson Road

Mr. Spencer noted that he had received updated information from the people at the Harwich Junior Theater (HJT) regarding insurance and expenses. He also received information from Interim Town Administrator Anthony Schiavi regarding town expenses and the HJT. Mr. Spencer commented that it appears that the town has been heavily subsidizing the HJT's operations. He added that he does not think it is within the Trust's purview to subsidize the HJT. Mr. Spencer requested that the Trust consult with legal to review the lease and commitments.

Mr. Ballantine suggested that the information that Mr. Spencer had received, be included in the meeting Minutes.

Members discussed returning the HJT to the Town, the fact that it was given to them through Town Meeting vote and that they would need legal counsel to advise them on that process. Conversation continued regarding the benefits of the HAHT not being responsible for the building.

Mr. Ballantine suggested that copies of the lease be available for the next meeting for review and discussion.

Mr. Lowney moved to ask KP Law to examine the lease. Seconded by Ms. Williams.

Vote: 5:0 in favor. Motion carried.

D. Updates on 456 Queen Anne Road - vote may be taken

Mr. Lowney gave an update noting that the Executive Office of Housing and Livable Communities (EOHLC) walked the property. They will give the PEL back to Pennrose who can then submit to the Zoning Board of Appeals (ZBA).

Ms. Williams left the meeting at 1:33PM.

E. Updates on ADU's and Affordable Housing

No updates at this time.

Brianna Powell, Housing Advocate commented that she will get information regarding ADU applications from Christine Flynn, Town Planner.

F. Updates on Inclusionary and Incentive Zoning

Ms. Powell noted that she had suggested names to Ms. Flynn of people who could work well in a working group regarding Inclusionary and Incentive Zoning but no definite plans about the group have been discussed. Ms. Powell also has information regarding what other towns are offering which she will share with the HAHT.

G. Continued discussion of Trust Documents and plans going forward

Mr. Spencer suggested they accept the offer made by the Select Board Chair to put together proposals that he thinks are worthy of the HAHT's consideration.

Mr. Lowney referred to the mechanism of having the Town Administrator (TA) or his designee as Chair of the HAHT and the question of whether the TA should be in that position. He noted that the rest of the Trust Documents are consistent.

Mr. Spencer commented that he would like that confirmed by the Select Board Chair.

Mr. Ballantine requested that Mr. Lowney send HAHT members copies of legal counsel's opinion on the Trust Documents.

Mr. Handler explained why he is reluctant to have one member of the Select Board weigh in on what he feels is the proper course of action for the Trust. He noted that the Trust documents dictate the process that the Trust will follow and not the Select Board. Mr. Handler commented that the Trust should determine how they want documents to read and then bring it to the Select Board for the function they are supposed to provide to the Trust.

Mr. Ballantine emphasized that the HAHT was set up as an independent Trust with independent funding.

Members discussed issues with the document language that focus on the involvement of the Town Administrator.

Mr. Lowney read a recommendation of the process to change the By-law.

Members agreed to bring this Agenda item back with all the information for their review and discussion.

Mr. Ballantine noted that he will be going before CPC this Thursday to present the HAHT's request of \$650,000.

V. NEXT MEETING

The next meetings are scheduled for Thursday, November 24, 2025 and Monday, December 8, 2025.

VI. ADJOURN

Mr. Handler moved to adjourn. Seconded by Mr. Spencer.

Vote: 4:0 in favor. Motion carried. Meeting adjourned.

Respectfully submitted,

Judi Moldstad
Board Secretary

265 Sisson Road
INFO RECEIVED FROM
HARWICH JR. TRENTON

ADDENDUM TO HARWICH AFFORDABLE
HOUSING TRUST MINUTES 11-10-25
R P L CLERK



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/6/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER RogersGray, A Baldwin Risk Partner 410 University Ave Westwood MA 02090	CONTACT NAME: RogersGray SBC PHONE (A/C, No, Ext): 781-208-8400 E-MAIL ADDRESS: rgsbc@rogersgray.com FAX (A/C, No):
INSURED Harwich Junior Theatre, Inc. c/o Jenn Pina Cape Cod Theatre Company/Harwich Junior Theatre PO Box 168 West Harwich MA 02671	INSURER(S) AFFORDING COVERAGE INSURER A: Philadelphia Indemnity Insuran INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
License#: PC-514062 HARWJUN-01	NAIC # 18058

COVERAGES**CERTIFICATE NUMBER:** 1408052967**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:		PHPK2688500-001	6/1/2025	6/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	☒ AUTOMOBILE LIABILITY ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY		PHPK2688500-001	6/1/2025	6/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000		PHUB912352-001	6/1/2025	6/1/2026	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$ PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐ N/A				

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Location: 265 Sisson Road, Harwich, MA, 02645

CERTIFICATE HOLDER**CANCELLATION**Harwich Affordable Housing Trust
732 Main Street
Harwich MA 02645

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

05/26/2025

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PRODUCER BALDWIN KRISTYN SHERMAN PARTNERS LLC 410 University Ave Westwood MA 02090	CONTACT NAME: RogersGray-SBC PHONE (A/C, No, Ext): (781) 208-8400 E-MAIL ADDRESS: rgsbc@rogersgray.com INSURER(S) AFFORDING COVERAGE INSURER A : LIBERTY MUTUAL FIRE INS CO INSURER B : INSURER C : INSURER D : INSURER E : INSURER F : NAIC # 23035
INSURED HARWICH JUNIOR THEATRE INC PO BOX 168 WEST HARWICH MA 02671	

COVERAGES

CERTIFICATE NUMBER: 1121033

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:			N/A			EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			N/A			COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$			N/A			EACH OCCURRENCE \$ AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N/A	N/A	WC233SB25971015	05/24/2025	05/24/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
				N/A			

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Workers' Compensation benefits will be paid to Massachusetts employees only. Pursuant to Endorsement WC 20 03 06 B, no authorization is given to pay claims for benefits to employees in states other than Massachusetts if the insured hires, or has hired those employees outside of Massachusetts.

This certificate of insurance shows the policy in force on the date that this certificate was issued (unless the expiration date on the above policy precedes the issue date of this certificate of insurance). The status of this coverage can be monitored daily by accessing the Proof of Coverage - Coverage Verification Search tool at www.mass.gov/lwd/workers-compensation/investigations/.

CERTIFICATE HOLDER**CANCELLATION**

HarwichAffordableHousingTrust 732MainStreet Harwich MA 02645	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Daniel M. Crowley, CPCU, Vice President - Residual Market - WCRIBMA
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EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

6/6/2025

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY RogersGray, A Baldwin Risk Partner 410 University Ave Westwood, MA 02090		PHONE (A/C, No. Ext): 781-208-8400	COMPANY Lloyd's of London One Lime Street London, EC3M 7HA	
FAX (A/C, No.):		E-MAIL ADDRESS: rgsbc@rogersgray.com	License#: PC-514062	
CODE:		SUB CODE:		
AGENCY CUSTOMER ID #:		LOAN NUMBER		
INSURED Harwich Junior Theatre, Inc. C/ O Jenn Pina Cape Cod Theatre Company/Harwich Junior Theatre PO Box 168 West Harwich MA 02671		POLICY NUMBER QSRMA44215		CONTINUED UNTIL TERMINATED IF CHECKED
		EFFECTIVE DATE 06/01/2025	EXPIRATION DATE 06/01/2026	☐
THIS REPLACES PRIOR EVIDENCE DATED:				

PROPERTY INFORMATION

LOCATION/DESCRIPTION
Loc # 2, Bldg # 1, 265 Sisson Road, Harwich, MA, 02645

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION

PERILS INSURED

BASIC

BROAD

☒

SPECIAL

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
Loc # 2, Bldg # 1		
Business Personal Property, Replacement Cost, Special (Including theft), Coinsurance 100%	\$35,000	\$2,500
Improvements & Betterments, Replacement Cost, Special (Including theft), Coinsurance 100%	\$35,000	\$2,500
Wind or Hail		\$15000

REMARKS (Including Special Conditions)

RE: Location: 265 Sisson Road, Harwich, MA, 02645

CANCELLATION

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ADDITIONAL INTEREST

NAME AND ADDRESS Harwich Affordable Housing Trust 732 Main Street Harwich, MA 02645	ADDITIONAL INSURED	LENDER'S LOSS PAYABLE	LOSS PAYEE
	MORTGAGEE		
	LOAN #		
	AUTHORIZED REPRESENTATIVE 		



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

05/26/2025

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INSURED HARWICH JUNIOR THEATRE INC PO BOX 168 WEST HARWICH MA 02671		INSURER(S) AFFORDING COVERAGE INSURER A: LIBERTY MUTUAL FIRE INS CO INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 23035	

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				N/A			

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Harwich Junior Theatre Inc. Arts Center Lease Payments All Dates

	Date	Name	Memo/Description	FY Reference	Amount
6350 Arts Center					
6352 Rent 2% Revenue					
	12/31/2010	Town of Harwich Rec Building lease	To accrue rent on Rec Building under lease	2010	296.04
	02/21/2012	Town of Harwich-Rec Building lease	Town of Harwich-2% of 2011 revenue for Rec Building	2011	298.79
	01/29/2013	Town of Harwich-Rec Building lease	Town of Harwich-2% of 2012 revenue for Rec Building	2012	307.50
	01/24/2014	Town of Harwich-Rec Building lease	Town of Harwich-2103 lease rent	2013	148.30
	12/31/2014	Town of Harwich Rec Building lease	accrue rent expense payable to TOH	2014	500.00
	12/31/2015	Town of Harwich Rec Building lease	accrue rent expense payable to town or harwich	2015	500.00
	12/31/2016	Town of Harwich-Rec Building lease	2% of 2016 Arts Center Revenue	2016	1,210.15
	03/29/2018	Town of Harwich-Rec Building lease	2% of 2017 Arts Center Revenue	2017	276.50
	03/01/2019	Town of Harwich - rental	2018 Rent due for Arts Center 2% of total revenue of \$1540.00	2018	30.80
	12/31/2019	Town of Harwich - rental	Total Revenue 2019-\$57,557 @ 2% = \$1,151.14	2019	1,151.14
	03/01/2021	Town of Harwich - rental	Total Revenue 2020-\$12741 @ 2% = \$254.82	2020	254.82
	04/07/2022	Town of Harwich - rental	Total Revenue 2021-\$6105.00 @ 2% = \$122.10	2021	254.82
	01/01/2023	Town of Harwich - rental	Total Revenue 2022-\$18,545.00 @ 2% = \$370.90	2022	370.90
	01/31/2024	Town of Harwich - rental	Total Revenue 2023-\$75,131 @ 2% = \$1,502.62	2023	1,502.62
	01/23/2025	Town of Harwich - rental	Total Revenue 2024 -\$96,462 @ 2% = \$1,929.24	2024	1,929.24
Total for 6352 Rent 2% Revenue					\$ 9,031.62
Total for 6350 Arts Center					\$ 9,031.62
TOTAL					\$ 9,031.62

Work performed at 265 Sisson Road by the Harwich Junior Theatre, Inc.

2025 – New Safety fence \$962

2025 – Lawn planting \$857

2025 – Acoustic treatment, second floor classroom \$143

2025 – Blinds, first floor classroom \$308

2024 – Painting of shed exterior and building front door

2024 – Acoustic treatment, first floor classroom \$220

2023 – New steps and gate to allow safe access to second floor \$318

2023 - New electrical circuits for air conditioning \$2,950

2023 - Air conditioners \$2,317

2023 – Painting of complete building interior and ramp railing \$4,220

Prior to 2021:

- Installation of new ADA compliant restroom in lobby; new countertop, sink and closet in first floor rear classroom; renovation of classrooms spaces, estimated cost \$46,026
- Installation of new dance floor in first floor front classroom, estimated cost \$10,000

265 Sisson Road
Info Received From
Town of Harwich

ADDENDUM TO HARWICH AFFORDABLE
HOUSING TRUST MINUTES 11.10.25
R C C CLERK

Key:

12755

Town of HARWICH - Fiscal Year 2026 Preliminary

11/3/2025

11:28:41AM

SEQ #: 1

Assessed Owner of Record

Parcel ID

Location

Class

Mix%

Description

BID #

Card

UNDERWOOD JUDITH TRS ET AL

40-25-0

265 Sisson Rd

9310

100

IMP SELECT/CITY CNCL

1

1 of 1

CURRENT OWNER

TRANSFER HISTORY

DOS

T

SALE PRICE

BK+PG (Card)

134796.46

1977-0-13

UNDERWOOD JUDITH TRS ET AL

UNDERWOOD JUDITH TRS ET AL

12/30/2021

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07/26/1995

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HARWICH AFFORDABLE HOUSING TRU

HARWICH TOWN OF - RECREAT

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732 MAIN ST

HARWICH, MA 02545

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NOTE

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BLDG

ADJ

DESC

LAND

268.600

268.300

200.800

1.300

STYLE

1.36

OFFICE BUILDING (100%)

DETACH

1.300

1.300

1.300

1.300

QUALITY

1.00

AVERAGE (100%)

OTHER

0

0

0

0

FRAME

0.99

WOOD FRAME (100%)

TOTAL

473.700

460.400

460.400

460.400

Y/BIL

1890

NET AREA

4.448

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COST MODEL

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OFFICE BUILDING (100%)

DETACH

1.300

1.300

1.300

1.300

QUALITY

1.00

AVERAGE (100%)

OTHER

0

Transaction

7/1/16 Through 10/16/25

10/30/25

Date	Account	Description	Category	Amount
6/22/17	FY17 EXPENSES	COMMONWEALTH OF MASSACH...	5290:JR THEATER	-50.00
1/26/17	FY17 EXPENSES	FW WEBB	5290:JR THEATER	-217.01
3/2/17	FY17 EXPENSES	GEORGE O'BRIEN	5290:JR THEATER	-108.30
3/2/17	FY17 EXPENSES	GRANITE CITY ELECTRIC	5290:JR THEATER	-42.33
3/2/17	FY17 EXPENSES	HARWICH PAINT	5290:JR THEATER	-124.52
1/26/17	FY17 EXPENSES	SEASIDE ALARMS	5290:JR THEATER	-198.00
1/26/17	FY17 EXPENSES	SNOW'S	5290:JR THEATER	-7.63
1/26/17	FY17 EXPENSES	TRUE VALUE HARDWARE	5290:JR THEATER	-54.85
3/2/17	FY17 EXPENSES	TRUE VALUE HARDWARE	5290:JR THEATER	-2.96
TOTAL 7/1/16 - 6/30/17				
9/28/17	FY18 EXPENSES	RALPH J. PERRY	5290:JR THEATER	-805.60
7/20/17	FY18 EXPENSES	SEASIDE ALARMS	5290:JR THEATER	-198.00
1/25/18	FY18 EXPENSES	SEASIDE ALARMS	5290:JR THEATER	-198.00
TOTAL 7/1/17 - 6/30/18				
12/27/18	FY19 EXPENSES	BASKINS ACE HARDWARE	5290:JR THEATER	-566.65
5/30/19	FY19 EXPENSES	COMMONWEALTH OF MASSACH...	5290:JR THEATER	-67.12
8/30/18	FY19 EXPENSES	RALPH J. PERRY	5290:JR THEATER	-384.75
1/17/19	FY19 EXPENSES	SEASIDE ALARMS	5290:JR THEATER	-198.00
TOTAL 7/1/18 - 6/30/19				
1/9/20	FY20 EXPENSES	CONCORD ELECTRIC	5290:JR THEATER	-699.87
10/31/19	FY20 EXPENSES	RALPH J. PERRY	5290:JR THEATER	-174.00
1/30/20	FY20 EXPENSES	SEASIDE ALARMS	5290:JR THEATER	-198.00
TOTAL 7/1/19 - 6/30/20				
10/22/20	FY21 EXPENSES	BASKINS ACE HARDWARE	5290:JR THEATER	-466.37
1/14/21	FY21 EXPENSES	COMMONWEALTH OF MASSACH...	5290:JR THEATER	-12.12
10/1/20	FY21 EXPENSES	FIRE EQUIPMENT INC.	5290:JR THEATER	-50.00
6/30/21	FY21 EXPENSES	GEORGE O'BRIEN	5290:JR THEATER	-82.18
7/23/20	FY21 EXPENSES	IWORD	5290:JR THEATER	-229.26
7/16/20	FY21 EXPENSES	SEASIDE ALARMS	5290:JR THEATER	-65.27
1/14/21	FY21 EXPENSES	SEASIDE ALARMS	5290:JR THEATER	-198.00
TOTAL 7/1/20 - 6/30/21				
9/2/21	FY22 EXPENSES	FIRE EQUIPMENT INC.	5290:JR THEATER	-834.83
3/3/22	FY22 EXPENSES	GEORGE O'BRIEN	5290:JR THEATER	-172.38
7/15/21	FY22 EXPENSES	IWORD	5290:JR THEATER	-346.40
7/15/21	FY22 EXPENSES	SEASIDE ALARMS	5290:JR THEATER	-65.27
7/15/21	FY22 EXPENSES	SEASIDE ALARMS	5290:JR THEATER	-198.00
1/6/22	FY22 EXPENSES	SEASIDE ALARMS	5290:JR THEATER	-198.00
5/26/22	FY22 EXPENSES	SEASIDE ALARMS	5290:JR THEATER	-182.50

Transaction

7/1/16 Through 10/16/25

10/30/25

Page 2

Date	Account	Description	Category	Amount
2/9/23	FY23 EXPENSES	BASKINS ACE HARDWARE	5290:JR THEATER	-1,162.55
2/16/23	FY23 EXPENSES	BASKINS ACE HARDWARE	5290:JR THEATER	-12.99
5/4/23	FY23 EXPENSES	BASKINS ACE HARDWARE	5290:JR THEATER	-46.13
6/29/23	FY23 EXPENSES	BASKINS ACE HARDWARE	5290:JR THEATER	-11.78
6/30/23	FY23 EXPENSES	CONCORD ELECTRIC	5290:JR THEATER	-33.56
9/8/22	FY23 EXPENSES	FIRE EQUIPMENT INC.	5290:JR THEATER	-39.99
2/2/23	FY23 EXPENSES	FW WEBB	5290:JR THEATER	-200.70
2/16/23	FY23 EXPENSES	FW WEBB	5290:JR THEATER	-673.71
2/9/23	FY23 EXPENSES	GEORGE O'BRIEN	5290:JR THEATER	-344.67
2/16/23	FY23 EXPENSES	GEORGE O'BRIEN	5290:JR THEATER	-48.82
2/16/23	FY23 EXPENSES	GEORGE O'BRIEN	5290:JR THEATER	-150.23
4/13/23	FY23 EXPENSES	GEORGE O'BRIEN	5290:JR THEATER	-114.15
4/20/23	FY23 EXPENSES	GEORGE O'BRIEN	5290:JR THEATER	-14.63
7/14/22	FY23 EXPENSES	IWORQ	5290:JR THEATER	-58.75
5/4/23	FY23 EXPENSES	MID CAPE HOME CENTER	5290:JR THEATER	-166.10
12/22/22	FY23 EXPENSES	SDM ELECTRIC	5290:JR THEATER	-5,990.00
7/14/22	FY23 EXPENSES	SEASIDE ALARMS	5290:JR THEATER	-198.00
4/13/23	FY23 EXPENSES	SEASIDE ALARMS	5290:JR THEATER	-147.00
6/30/23	FY23 EXPENSES	SEASIDE ALARMS	5290:JR THEATER	-9,335.00
TOTAL 7/1/21 - 6/30/22				
2/9/23	FY23 EXPENSES	BASKINS ACE HARDWARE	5290:JR THEATER	-1,162.55
2/16/23	FY23 EXPENSES	BASKINS ACE HARDWARE	5290:JR THEATER	-12.99
5/4/23	FY23 EXPENSES	BASKINS ACE HARDWARE	5290:JR THEATER	-46.13
6/29/23	FY23 EXPENSES	BASKINS ACE HARDWARE	5290:JR THEATER	-11.78
6/30/23	FY23 EXPENSES	CONCORD ELECTRIC	5290:JR THEATER	-39.99
9/8/22	FY23 EXPENSES	FIRE EQUIPMENT INC.	5290:JR THEATER	-200.70
2/2/23	FY23 EXPENSES	FW WEBB	5290:JR THEATER	-673.71
2/16/23	FY23 EXPENSES	FW WEBB	5290:JR THEATER	-344.67
2/9/23	FY23 EXPENSES	GEORGE O'BRIEN	5290:JR THEATER	-48.82
2/16/23	FY23 EXPENSES	GEORGE O'BRIEN	5290:JR THEATER	-150.23
4/13/23	FY23 EXPENSES	GEORGE O'BRIEN	5290:JR THEATER	-114.15
4/20/23	FY23 EXPENSES	GEORGE O'BRIEN	5290:JR THEATER	-14.63
7/14/22	FY23 EXPENSES	IWORQ	5290:JR THEATER	-58.75
5/4/23	FY23 EXPENSES	MID CAPE HOME CENTER	5290:JR THEATER	-166.10
12/22/22	FY23 EXPENSES	SDM ELECTRIC	5290:JR THEATER	-5,990.00
7/14/22	FY23 EXPENSES	SEASIDE ALARMS	5290:JR THEATER	-198.00
4/13/23	FY23 EXPENSES	SEASIDE ALARMS	5290:JR THEATER	-147.00
6/30/23	FY23 EXPENSES	SEASIDE ALARMS	5290:JR THEATER	-9,335.00
TOTAL 7/1/22 - 6/30/23				
8/17/23	FY24 EXPENSES	BASKINS ACE HARDWARE	5290:JR THEATER	-17,586.21
7/27/23	FY24 EXPENSES	B-IWORQ	5290:JR THEATER	-47.76
9/28/23	FY24 EXPENSES	FIRE EQUIPMENT INC.	5290:JR THEATER	-58.75
11/23/23	FY24 EXPENSES	FW WEBB	5290:JR THEATER	-284.80
12/28/23	FY24 EXPENSES	GEORGE O'BRIEN	5290:JR THEATER	-294.46
12/22/24	FY24 EXPENSES	MID CAPE HOME CENTER	5290:JR THEATER	-64.20
2/22/24	FY24 EXPENSES	MID CAPE HOME CENTER	5290:JR THEATER	-867.84
2/29/24	FY24 EXPENSES	MID CAPE HOME CENTER	5290:JR THEATER	-100.72
11/30/23	FY24 EXPENSES	SDM ELECTRIC	5290:JR THEATER	-1,951.91
7/27/23	FY24 EXPENSES	SEASIDE ALARMS	5290:JR THEATER	-198.00
1/11/24	FY24 EXPENSES	SEASIDE ALARMS	5290:JR THEATER	-648.00
3/7/24	FY24 EXPENSES	WINSLOW LOCK & KEY	5290:JR THEATER	-310.00
TOTAL 7/1/23 - 6/30/24				
7/25/24	FY25 EXPENSES	B-IWORQ	5290:JR THEATER	-58.75
6/26/25	FY25 EXPENSES	B-IWORQ	5290:JR THEATER	-58.75
10/3/24	FY25 EXPENSES	FIRE EQUIPMENT INC.	5290:JR THEATER	-291.39
1/30/25	FY25 EXPENSES	FW WEBB	5290:JR THEATER	-473.39
4/24/25	FY25 EXPENSES	FW WEBB	5290:JR THEATER	-385.13
6/30/25	FY25 EXPENSES	JOHN C. DOMOS CARPENTRY	5290:JR THEATER	-9,400.00
9/5/24	FY25 EXPENSES	MCMASTER-CARR SUPPLY	5290:JR THEATER	-252.01
1/9/25	FY25 EXPENSES	SEASIDE ALARMS	5290:JR THEATER	-654.00

Transaction

7/1/16 Through 10/16/25

10/30/25

Date	Account	Description	Category	Amount
9/4/25	FY26 EXPENSES	TOTAL 7/1/24 - 6/30/25		-11,573.42
		FIRE EQUIPMENT INC.	5290:JR THEATER	-149.52
		TOTAL 7/1/25 - 10/16/25		-149.52
	OVERALL TOTAL			-38,671.46
	TOTAL INFLOWS			0.00
	TOTAL OUTFLOWS			-38,671.46
	NET TOTAL			-38,671.46

Common Policy Declarations

This Declaration page is attached to and forms part of policy provisions (Form SLC-3 USA).
Previous No. QSRMA33057
Policy No. QSRMA36801

1 Name and address of the Assured
Harwich Junior Theater, Inc.
Attn: Tammy Givinski, c/o Givinski & Associates, Inc.
261 Whites Path, Unit 5
South Yarmouth MA 02664
2 Effective from 06/01/2022 to 06/01/2023 at 12:01 A.M. Standard Time at your mailing address shown above
3 Insurance is effected with: an insurer (or, in the case of a Lloyd's syndicate, the total of the proportions underwritten by all the members of the syndicate taken together)
4 Coverage Part See Collective Certificate Endorsement

4 THIS POLICY CONSISTS OF THE FOLLOWING COVERAGE PARTS FOR WHICH A PREMIUM IS INDICATED.

THIS PREMIUM MAY BE SUBJECT TO ADJUSTMENT.

Property	Surplus Lines Tax	Inspection Fee	Policy Fee	Total	PREMIUM
\$ 9,776.00	\$ 391.04	\$ 150.00	\$ 50.00	\$ 10,367.04	

5 Business Description: Theater & Community Services Operations
6 Form(s) and Endorsement(s) made a part of this policy at time of issue:
SEE SCHEDULE OF FORMS AND ENDORSEMENTS (LLQMA-FORMS)
7 Service of Suit may be made upon:

Lloyd's America, Inc, 280 Park Avenue, East Tower, 25th Floor, New York, NY 10017, U.S.A.

Dated: 06/08/2022

by:

David Branscombe

Correspondent

Quaker Special Risk
120 Front Street, Suite 510, Worcester MA 01608

THESE DECLARATIONS TOGETHER WITH THE COMMON POLICY CONDITIONS, COVERAGE PART DECLARATIONS, COVERAGE PART COVERAGE FORM(S) AND FORMS AND ENDORSEMENT, IF ANY, ISSUED TO FORM A PART THEREOF, COMPLETE THE ABOVE NUMBERED POLICY

TOWN OF HARWICH - LIVE DATA

G/L ACCOUNT DETAIL

Org: 011812 Object: 521100
ELECTRIC UTILITY 0100-1-181-0000-000-000-0-2-521100-

YEAR	PER JOURNAL	EFF DATE	SRC	TR	PO/REF2	REFERENCE	AMOUNT	POSTED
2026	04	148	10/09/2025	API	1	W T26014	37.44	Y
2026	03	452	09/25/2025	API	1	W T26012	147.80	Y
2026	03	67	09/04/2025	API	1	W T26009	32.91	Y
2026	02	62	08/07/2025	API	1	W T26005	32.62	Y
2026	01	764	07/01/2025	BUC	5	2026 BUDGT	825.00	Y
2026	01	761	07/01/2025	BUA	5	2026 BUDGT	219.08	Y
2026	01	531	07/31/2025	API	1	W T26004	219.08	Y
2025	12	679	06/30/2025	API	1	W T25053	33.77	Y
2025	12	458	06/26/2025	API	1	W T25051	90.93	Y
2025	12	91	06/05/2025	API	1	W T25048	33.50	Y
2025	11	524	05/29/2025	API	1	W T25047	102.87	Y
2025	11	133	05/08/2025	API	1	W T25044	36.42	Y
2025	10	420	04/24/2025	API	1	W T25042	102.00	Y
2025	10	195	04/10/2025	API	1	W T25040	40.07	Y
2025	09	454	03/27/2025	API	1	W T25038	103.44	Y
2025	09	192	03/13/2025	API	1	W T25036	41.40	Y
2025	08	431	02/27/2025	API	1	W T25034	109.85	Y
2025	08	69	02/06/2025	API	1	W T25031	43.52	Y
2025	07	312	01/23/2025	API	1	W T25029	93.75	Y
2025	07	112	01/09/2025	API	1	W T25027	41.55	Y
2025	06	302	12/26/2024	API	1	W T25025	95.08	Y
2025	06	169	12/12/2024	API	1	W T25023	38.31	Y
2025	05	382	11/21/2024	API	1	W T25020	95.58	Y
2025	05	83	11/07/2024	API	1	W T25018	37.24	Y
2025	04	396	10/24/2024	API	1	W T25016	73.63	Y
2025	04	49	10/03/2024	API	1	W T25013	33.35	Y
2025	03	396	09/26/2024	API	1	W T25012	60.20	Y
2025	03	179	09/12/2024	API	1	W T25010	31.02	Y
2025	02	336	08/22/2024	API	1	W T25007	214.40	Y
2025	02	108	08/08/2024	API	1	W T25005	28.09	Y
2025	01	592	07/01/2024	BUC	5	2025 BUDGT	825.00	Y
2025	01	302	07/25/2024	API	1	W T25003	26.30	Y
2024	12	418	06/27/2024	API	1	W T24052	68.51	Y
2024	12	62	06/06/2024	API	1	W T24049	27.94	Y
2024	11	417	05/23/2024	API	1	W T24047	72.47	Y
2024	11	152	05/09/2024	API	1	W T24045	28.94	Y
2024	10	481	04/25/2024	API	1	W T24043	165.02	Y
2024	10	83	04/04/2024	API	1	W T24040	30.92	Y
2024	09	427	03/18/2024	API	1	W T24039	74.55	Y
2024	08	347	02/22/2024	API	1	W T24034	88.57	Y
2024	08	137	02/08/2024	API	1	W T24032	32.88	Y
2024	08	137	02/08/2024	API	1	W T24031	30.02	Y
2024	07	33	02/01/2024	API	1	W T24028	82.35	Y
2024	07	184	01/11/2024	API	1	W T24026	13.85	Y
2024	06	399	12/28/2023	API	1	W T24021	67.14	Y
2024	05	414	11/22/2023	API	1	W T24019	70.81	Y
2024	05	152	11/09/2023	API	1	W T24017	29.23	Y
2024	04	429	10/16/2023	API	1	W T24014	50.80	Y
2024	04	54	10/05/2023	API	1	W T24013	27.12	Y
2024	03	326	09/28/2023	API	1	W T24013	59.80	Y

TOWN OF HARWICH - LIVE DATA

G/L ACCOUNT DETAIL

Org: 011812 Object: 521100
ELECTRIC UTILITY 0100-1-181-0000-000-000-0-2-521100-

YEAR	PER JOURNAL	EFF DATE	SRC	TR	PO/REF2	REFERENCE	AMOUNT	POSTED
2024	03	34	09/07/2023	API	1	W T24010	26.09	Y
2024	02	378	08/24/2023	API	1	W T24008	136.73	Y
2024	02	76	08/10/2023	API	1	W T24006	24.85	Y
2024	01	925	06/30/2024	API	1	W T24053	26.30	Y
2024	01	876	03/07/2024	API	1	W T24036	31.30	Y
2024	01	829	07/01/2023	BUC	5	2024 BUDGT	750.00	Y
2023	12	452	06/30/2023	API	1	W T23053	24.60	Y
2023	12	109	06/08/2023	API	1	W T23049	25.56	Y
2023	11	448	05/25/2023	API	1	W T23046	63.84	Y
2023	11	154	05/01/2023	API	1	W T23044	26.53	Y
2023	10	385	04/27/2023	API	1	W T23041	67.48	Y
2023	10	52	04/06/2023	API	1	W T23038	28.74	Y
2023	09	237	03/23/2023	API	1	W T23035	64.44	Y
2023	09	68	03/09/2023	API	1	W T23033	29.12	Y
2023	08	215	02/23/2023	API	1	W T23030	67.27	Y
2023	08	119	02/16/2023	API	1	W T23029	30.99	Y
2023	08	16	02/02/2023	API	1	W T23027	65.53	Y
2023	07	14	01/05/2023	API	1	W T23022	30.92	Y
2023	06	282	12/29/2022	API	1	W T23020	46.09	Y
2023	06	69	12/08/2022	API	1	W T23017	29.59	Y
2023	06	12	12/01/2022	API	1	W T23015	60.33	Y
2023	04	357	10/27/2022	API	1	W T23012	44.02	Y
2023	04	357	10/27/2022	API	1	W T23012	29.46	Y
2023	04	43	10/06/2022	API	1	W T23009	27.14	Y
2023	03	214	09/15/2022	API	1	W T23008	30.79	Y
2023	03	71	09/08/2022	API	1	W T23007	25.96	Y
2023	02	220	08/12/2022	API	1	W T23005	72.53	Y
2023	02	90	08/03/2022	API	1	W T23004	24.62	Y
2023	01	403	07/01/2022	BUC	5	2023 BUDGT	750.00	Y
2023	01	281	07/28/2022	API	1	W T23002	48.47	Y
2022	12	337	06/30/2022	API	1	W T22043	23.92	Y
2022	12	211	06/15/2022	API	1	W T22043	52.56	Y
2022	12	61	06/02/2022	API	1	W T22042	24.96	Y
2022	11	299	05/19/2022	API	1	W T22040	63.06	Y
2022	11	85	05/03/2022	API	1	W T22039	26.23	Y
2022	10	243	04/15/2022	API	1	W T22037	60.73	Y
2022	10	96	04/06/2022	API	1	W T22036	28.33	Y
2022	09	291	03/17/2022	API	1	W T22034	74.32	Y
2022	09	138	03/09/2022	API	1	W T22033	28.74	Y
2022	08	307	02/23/2022	API	1	W T22031	84.43	Y
2022	08	187	02/09/2022	API	1	W T22030	30.64	Y
2022	07	291	01/26/2022	API	1	W T22028	64.76	Y
2022	07	157	01/12/2022	API	1	W T22027	28.75	Y
2022	06	183	12/17/2021	API	1	W T22024	72.66	Y
2022	06	51	12/03/2021	API	1	W T22023	27.55	Y
2022	05	257	11/19/2021	API	1	W T22021	62.32	Y
2022	05	106	11/05/2021	API	1	W T22020	26.71	Y
2022	04	334	10/22/2021	API	1	W T22018	29.78	Y
2022	04	155	10/08/2021	API	1	W T22017	23.68	Y
2022	04	155	10/08/2021	API	1	W T22017	24.76	Y

TOWN OF HARWICH - LIVE DATA

G/L ACCOUNT DETAIL

Org: 011812 Object: 521100
ELECTRIC UTILITY 0100-1-181-0000-000-000-0-2-521100-

YEAR	PER JOURNAL	EFF DATE	SRC	TR	PO/REF2	REFERENCE	AMOUNT	POSTED
2022	03	237	09/24/2021	API	1	W T22015	41.27	Y
2022	02	251	08/24/2021	API	1	W T22012	45.36	Y
2022	02	34	08/02/2021	API	1	W T22008	23.21	Y
2022	01	338	07/01/2021	BUC	5	2022 BUDGT	1,440.00	Y
2022	01	271	07/26/2021	API	1	W T22007	44.84	Y
2021	12	472	06/30/2021	API	1	W T21066	22.76	Y
2021	12	414	06/21/2021	API	1	W T21064	46.25	Y
2021	12	414	06/28/2021	API	1	W T21059	23.79	Y
2021	11	295	05/18/2021	API	1	W T21056	60.48	Y
2021	11	52	05/03/2021	API	1	W T21053	24.61	Y
2021	10	221	04/15/2021	API	1	W T21051	54.10	Y
2021	10	104	04/02/2021	API	1	W T21048	26.06	Y
2021	09	273	03/25/2021	API	1	W T21045	58.92	Y
2021	09	61	03/01/2021	API	1	W T21044	26.44	Y
2021	08	338	02/18/2021	API	1	W T21041	60.08	Y
2021	08	133	02/04/2021	API	1	W T21039	28.60	Y
2021	07	334	01/21/2021	API	1	W T21036	51.21	Y
2021	07	112	01/08/2021	API	1	W T21030	28.70	Y
2021	06	108	12/04/2020	API	1	W T21026	27.45	Y
2021	05	258	11/17/2020	API	1	W T21024	41.50	Y
2021	05	57	11/02/2020	API	1	W T21021	26.62	Y
2021	04	244	10/20/2020	API	1	W T21019	39.01	Y
2021	03	331	09/29/2020	API	1	W T21016	24.64	Y
2021	03	242	09/18/2020	API	1	W T21013	47.05	Y
2021	02	386	08/27/2020	API	1	W T21012	23.56	Y
2021	02	327	08/21/2020	API	1	2021 BUDGT	34.75	Y
2021	01	400	07/01/2020	BUC	5	W T21008	1,440.00	Y
2021	01	356	07/29/2020	API	1	W T21005	22.40	Y
2021	01	226	07/17/2020	API	1	W T21003	132.03	Y
2021	01	186	07/21/2020	APM	1	RecClass	-22.73	Y
2021	01	185	07/21/2020	APM	1	W T20066	-260.66	Y
2020	12	504	06/30/2020	API	1	W T20064	21.75	Y
2020	12	372	06/17/2020	API	1	W T20061	111.89	Y
2020	12	15	06/01/2020	API	1	W T20059	22.73	Y
2020	12	15	06/01/2020	API	1	W T20058	85.10	Y
2020	11	273	05/19/2020	API	1	W T20056	96.27	Y
2020	11	227	05/15/2020	API	1	W T20052	23.73	Y
2020	11	53	05/01/2020	API	1	W T20052	25.72	Y
2020	10	128	04/16/2020	API	1	W T20046	103.41	Y
2020	10	138	03/03/2020	API	1	W T20045	26.76	Y
2020	09	392	02/25/2020	API	1	W T20044	28.36	Y
2020	08	328	02/18/2020	API	1	W T20039	107.27	Y
2020	08	20	02/06/2020	API	1	W T20036	99.73	Y
2020	07	200	01/10/2020	API	1	W T20031	26.78	Y
2020	06	174	12/18/2019	API	1	W T20030	117.82	Y
2020	06	110	12/12/2019	API	1	W T20026	25.77	Y
2020	05	258	11/15/2019	API	1	W T20024	139.51	Y
2020	04	420	10/30/2019	API	1	W T20021	25.08	Y
2020	04	280	10/24/2019	API	1		128.92	Y

TOWN OF HARWICH - LIVE DATA

G/L ACCOUNT DETAIL

Org: 011812 Object: 521100
ELECTRIC UTILITY 0100-1-181-0000-000-000-0-2-521100-

YEAR	PER JOURNAL	EFF DATE	SRC	TR	PO/REF?	REFERENCE	AMOUNT	POSTED
2020	03	363	09/27/2019	API	1	W T20018	23.00	Y
2020	03	320	09/16/2019	API	1	W T20016	126.58	Y
2020	02	348	08/29/2019	API	1	W T20012	22.55	Y
2020	02	248	08/15/2019	API	1	W T20010	104.28	Y
2020	01	434	07/01/2019	BUC	5	2020 BUDGT	1,440.00	Y
2020	01	401	07/30/2019	API	1	W T20008	21.00	Y
2020	01	401	07/30/2019	API	1	W T20008	16.39	Y
2020	01	256	07/25/2019	API	1	W T20005	48.68	Y
2020	01	256	07/25/2019	API	1	W T20005	260.66	Y
2019	12	442	06/27/2019	API	1	W T19066	23.00	Y
2019	12	238	06/12/2019	API	1	W T19063	35.79	Y
2019	11	462	05/28/2019	API	1	W T19061	24.17	Y
2019	11	350	05/23/2019	API	1	W T19058	47.93	Y
2019	11	161	05/03/2019	API	1	W T19056	24.65	Y
2019	10	314	04/23/2019	API	1	W T19053	55.42	Y
2019	10	73	04/04/2019	API	1	W T19050	28.04	Y
2019	09	244	03/21/2019	API	1	W T19047	63.99	Y
2019	09	70	03/04/2019	API	1	W T19045	28.49	Y
2019	08	274	02/21/2019	API	1	W T19042	56.49	Y
2019	08	107	02/01/2019	API	1	W T19040	31.07	Y
2019	07	412	01/31/2019	API	1	W T19039	60.29	Y
2019	06	30	01/03/2019	API	1	W T19034	28.00	Y
2019	06	257	12/17/2018	API	1	W T19031	54.41	Y
2019	06	70	12/03/2018	API	1	W T19029	26.81	Y
2019	05	272	11/15/2018	API	1	W T19026	51.29	Y
2019	05	33	11/01/2018	API	1	W T19023	25.99	Y
2019	04	313	10/22/2018	API	1	W T19021	37.59	Y
2019	03	57	10/04/2018	API	1	W T19018	24.08	Y
2019	03	210	09/20/2018	API	1	W T19015	33.21	Y
2019	03	41	09/06/2018	API	1	W T19013	23.03	Y
2019	02	282	08/20/2018	API	1	W T19010	43.98	Y
2019	02	27	08/02/2018	API	1	W T19007	21.84	Y
2019	01	491	07/01/2018	BUC	5	2019 BUDGT	1,344.00	Y
2019	01	336	07/26/2018	API	1	W T19005	66.48	Y
2018	12	495	06/30/2018	API	1	W T18066	22.52	Y
2018	12	279	06/21/2018	API	1	W T18063	63.71	Y
2018	11	60	06/07/2018	API	1	W T18061	23.59	Y
2018	11	314	05/24/2018	API	1	W T18058	70.12	Y
2018	10	383	04/26/2018	API	1	W T18055	24.67	Y
2018	10	324	04/17/2018	API	1	W T18053	60.80	Y
2018	10	77	04/05/2018	API	1	W T18050	26.81	Y
2018	09	239	03/22/2018	API	1	W T18047	79.24	Y
2018	09	97	03/05/2018	API	1	W T18045	27.54	Y
2018	08	305	02/20/2018	API	1	W T18042	64.94	Y
2018	08	96	02/08/2018	API	1	W T18040	31.25	Y
2018	07	178	01/18/2018	API	1	W T18036	82.25	Y
2018	07	42	01/04/2018	API	1	W T18034	30.00	Y
2018	06	256	12/21/2017	API	1	W T18031	72.91	Y
2018	05	68	12/07/2017	API	1	W T18029	28.66	Y
2018	05	356	11/22/2017	API	1	W T18026	71.75	Y

TOWN OF HARWICH - LIVE DATA



G/L ACCOUNT DETAIL

Org: 011812 Object: 521100
ELECTRIC UTILITY 0100-1-181-0000-000-000-0-2-521100-

YEAR	PER JOURNAL	EFF DATE	SRC	TR	PO/REF2	REFERENCE	AMOUNT	POSTED
2018	05	32	11/02/2017	API	1	W T18023	27.75	Y
2018	04	367	10/26/2017	API	1	W T18021	70.98	Y
2018	04	50	10/02/2017	API	1	W T18018	25.62	Y
2018	03	199	09/21/2017	API	1	W T18015	64.06	Y
2018	02	377	08/31/2017	API	1	W T18012	24.44	Y
2018	02	188	08/17/2017	API	1	W T18009	65.42	Y
2018	01	50	08/03/2017	API	1	W T18007	23.12	Y
2018	01	528	07/01/2017	BUC	5	2018 BUDGT	1,200.00	Y
2018	01	221	07/20/2017	API	1	W T18004	72.60	Y
2017	12	442	06/30/2017	API	1	W T17066	21.53	Y
2017	12	262	06/22/2017	API	1	W T17063	81.06	Y
2017	12	87	06/05/2017	API	1	W T17061	22.48	Y
2017	11	227	05/11/2017	API	1	W T17057	77.02	Y
2017	11	132	05/11/2017	API	1	W T17056	23.45	Y
2017	10	385	04/24/2017	API	1	W T17053	73.95	Y
2017	10	177	04/13/2017	API	1	W T17051	25.36	Y
2017	09	424	03/30/2017	API	1	W T17048	73.57	Y
2017	09	156	03/16/2017	API	1	W T17046	25.73	Y
2017	08	291	02/23/2017	API	1	W T17042	78.76	Y
2017	08	8	02/02/2017	API	1	W T17039	27.94	Y
2017	07	218	01/26/2017	API	1	W T17037	76.12	Y
2017	07	16	01/05/2017	API	1	W T17034	26.30	Y
2017	06	238	12/22/2016	API	1	W T17031	88.14	Y
2017	06	3	12/01/2016	API	1	W T17027	25.33	Y
2017	05	248	11/16/2016	API	1	W T17026	60.41	Y
2017	05	31	11/03/2016	API	1	W T17023	24.64	Y
2017	04	168	10/27/2016	API	1	W T17021	52.65	Y
2017	04	13	10/06/2016	API	1	W T17018	23.09	Y
2017	03	137	09/22/2016	API	1	W T17015	88.32	Y
2017	03	6	09/01/2016	API	1	W T17012	22.23	Y
2017	02	188	08/18/2016	API	1	W T17009	116.45	Y
2017	02	13	08/04/2016	API	1	W T17007	23.34	Y
2017	02	13	08/04/2016	API	1	W T17007	13.44	Y
2017	01	345	07/01/2016	BUC	5	2017 BUDGT	1,200.00	Y
2017	01	177	07/21/2016	API	1	W T17004	66.81	Y
2016	12	388	06/30/2016	API	1	W T16066	22.72	Y
2016	12	388	06/30/2016	API	1	W T16066	20.93	Y
2016	12	180	06/23/2016	API	1	W T16063	45.86	Y
2016	12	38	06/09/2016	API	1	W T16061	23.70	Y
2016	11	187	05/19/2016	API	1	W T16057	44.51	Y
2016	11	117	05/12/2016	API	1	W T16056	24.69	Y
2016	10	120	04/21/2016	API	1	W T16052	47.42	Y
2016	10	19	04/07/2016	API	1	W T16050	26.65	Y
2016	09	202	03/24/2016	API	1	W T16047	54.22	Y
2016	09	74	03/10/2016	API	1	W T16045	27.03	Y
2016	08	360	02/23/2016	API	1	W T16044	49.16	Y
2016	08	10	02/01/2016	API	1	W T16039	28.38	Y
2016	07	189	01/25/2016	API	1	W T16037	41.89	Y
2016	07	15	01/04/2016	API	1	W T16034	27.51	Y
2016	06	343	12/17/2015	API	1	W T16031	45.43	Y

TOWN OF HARWICH - LIVE DATA

G/L ACCOUNT DETAIL

Org: 011812 Object: 521100
ELECTRIC UTILITY 0100-1-181-0000-000-0-2-521100-

YEAR	PER JOURNAL	EFF DATE	SRC TR	PO/REF2	REFERENCE	AMOUNT	POSTED
2016 06	194	12/17/2015	API 1		W T16030	26.40	Y
2016 05	213	11/16/2015	API 1		W T16026	38.62	Y
2016 05	18	11/02/2015	API 1		W T16023	25.62	Y
2016 04	164	10/15/2015	API 1		W T16019	34.69	Y
2016 04	28	10/08/2015	API 1		W T16018	23.83	Y
2016 03	247	09/14/2015	API 1		W T16015	135.04	Y
2016 03	49	09/10/2015	API 1		W T16013	22.80	Y
2016 02	160	08/19/2015	API 1		W T16010	120.57	Y
2016 01	254	07/01/2015	BUC 5		2016 BUDGT	1,330.00	Y
2016 01	181	07/27/2015	API 1		W T16005	24.70	Y
2016 01	150	07/16/2015	API 1		W T16004	108.64	Y

Total Amount: 24,993.19

** END OF REPORT - Generated by Natasha Lyon **

TOWN OF HARWICH - LIVE DATA



G/L ACCOUNT DETAIL

Org: 011812 Object: 523000
WATER UTILITY 0100-1-181-0000-000-0-2-523000-

YEAR	PER JOURNAL	EFF DATE	SRC	TR	PO/REF2	REFERENCE	AMOUNT	POSTED
2026	04	236	10/16/2025	API	1	W T26015	56.36	Y
2026	01	764	07/01/2025	BUC	5	2026 BUDGT	250.00	Y
2025	12	679	06/30/2025	API	1	W T25053	73.88	Y
2025	10	420	04/24/2025	API	1	W T25042	65.12	Y
2025	07	312	01/23/2025	API	1	W T25029	50.68	Y
2025	04	226	10/17/2024	API	1	W T25015	52.10	Y
2025	01	592	07/01/2024	BUC	5	2025 BUDGT	250.00	Y
2024	12	577	06/30/2024	API	1	W T24054	47.84	Y
2024	10	328	04/18/2024	API	1	W T24042	54.94	Y
2024	07	276	01/18/2024	API	1	W T24029	46.42	Y
2024	04	429	10/16/2023	API	1	W T24017	52.10	Y
2024	01	829	07/01/2023	BUC	5	2024 BUDGT	250.00	Y
2023	12	522	06/30/2023	API	1	W T23054	50.68	Y
2023	11	36	05/02/2023	GEN	1	RECLASS	94.26	Y
2023	10	570	04/28/2023	API	1	W T23043	50.68	Y
2023	01	403	07/01/2022	BUC	5	2023 BUDGT	250.00	Y
2022	01	338	07/01/2021	BUC	5	2022 BUDGT	175.00	Y
2021	10	173	04/08/2021	API	1	W T21052	42.74	Y
2021	01	400	07/01/2020	BUC	5	2021 BUDGT	175.00	Y
2020	01	434	07/01/2019	BUC	5	2020 BUDGT	175.00	Y
2019	12	442	06/30/2019	API	1	W T19066	41.45	Y
2019	10	314	04/23/2019	API	1	W T19053	38.87	Y
2019	05	33	11/01/2018	API	1	W T19023	50.62	Y
2019	01	491	07/01/2018	BUC	5	2019 BUDGT	175.00	Y
2018	12	495	06/30/2018	API	1	W T18066	2.58	Y
2018	10	77	04/05/2018	API	1	W T18050	81.61	Y
2018	03	295	09/28/2017	API	1	W T18016	75.16	Y
2017	09	247	03/23/2017	BUC	5	2018 BUDGT	145.00	Y
2017	04	13	10/06/2016	API	1	W T17047	73.87	Y
2017	01	345	07/01/2016	BUC	5	W T17018	84.19	Y
2016	09	202	03/24/2016	API	1	W T16047	145.00	Y
2016	04	3	10/01/2015	API	1	W T16016	72.58	Y
2016	01	254	07/01/2015	BUC	5	2016 BUDGT	75.16	Y
							145.00	Y

Total Amount: 3,468.89

** END OF REPORT - Generated by Natasha Lyon **

TOWN OF HARWICH - LIVE DATA

G/L ACCOUNT DETAIL

Org: 011812 Object: 521200
 GAS UTILITY 0100-1-181-0000-000-000-0-2-521200-

YEAR	PER JOURNAL	EFF DATE	SRC	TR	PO/REF?	REFERENCE	AMOUNT	POSTED
2026	04	148	10/09/2025	API	1	W T26014	32.93	Y
2026	04	32	10/02/2025	API	1	W T26013	12.03	Y
2026	03	150	09/11/2025	API	1	W T26010	27.70	Y
2026	03	67	09/04/2025	API	1	W T26009	4.16	Y
2026	02	159	08/14/2025	API	1	W T26006	26.92	Y
2026	02	62	08/07/2025	API	1	W T26005	3.57	Y
2026	01	764	07/01/2025	BUC	5	2026 BUDGT	3,850.00	Y
2025	12	679	06/30/2025	API	1	W T25053	66.71	Y
2025	12	576	06/30/2025	API	1	W T25052	31.20	Y
2025	12	223	06/12/2025	API	1	W T25049	137.70	Y
2025	12	91	06/05/2025	API	1	W T25048	112.27	Y
2025	11	274	05/15/2025	API	1	W T25045	280.90	Y
2025	11	133	05/08/2025	API	1	W T25044	167.94	Y
2025	10	195	04/10/2025	API	1	W T25040	325.73	Y
2025	10	34	04/03/2025	API	1	W T25039	201.52	Y
2025	09	192	03/13/2025	API	1	W T25036	563.75	Y
2025	09	114	03/06/2025	API	1	W T25035	371.23	Y
2025	08	245	02/20/2025	API	1	W T25033	443.16	Y
2025	08	182	02/13/2025	API	1	W T25032	552.74	Y
2025	07	112	01/09/2025	API	1	W T25027	172.62	Y
2025	07	26	01/02/2025	API	1	W T25026	292.21	Y
2025	06	169	12/12/2024	API	1	W T25023	188.78	Y
2025	05	83	11/07/2024	API	1	W T25018	117.12	Y
2025	04	494	10/31/2024	API	1	W T25017	37.94	Y
2025	04	132	10/10/2024	API	1	W T25014	40.17	Y
2025	04	49	10/03/2024	API	1	W T25013	25.64	Y
2025	03	179	09/12/2024	API	1	W T25010	4.64	Y
2025	03	57	09/05/2024	API	1	W T25009	24.96	Y
2025	02	108	08/08/2024	API	1	W T25005	1.84	Y
2025	01	592	07/01/2024	BUC	5	2025 BUDGT	22.49	Y
2024	12	577	06/30/2024	API	1	W T24054	2.50	Y
2024	12	62	06/06/2024	API	1	W T24049	3,850.00	Y
2024	11	543	05/30/2024	API	1	W T24048	34.12	Y
2024	11	294	05/16/2024	API	1	W T24046	120.87	Y
2024	11	152	05/09/2024	API	1	W T24045	72.58	Y
2024	10	198	04/11/2024	API	1	W T24041	276.02	Y
2024	10	83	04/04/2024	API	1	W T24040	160.33	Y
2024	08	137	02/08/2024	API	1	W T24032	340.56	Y
2024	08	137	02/08/2024	API	1	W T24032	212.21	Y
2024	07	184	01/11/2024	API	1	W T24028	405.82	Y
2024	07	184	01/11/2024	API	1	W T24028	268.47	Y
2024	06	79	12/07/2023	API	1	W T24023	329.04	Y
2024	06	79	12/07/2023	API	1	W T24023	258.72	Y
2024	05	152	11/09/2023	API	1	W T24019	243.88	Y
2024	05	50	11/02/2023	API	1	W T24018	135.58	Y
2024	04	54	10/05/2023	API	1	W T24014	39.91	Y
2024	04	54	10/05/2023	API	1	W T24014	28.12	Y
2024	03	34	09/07/2023	API	1	W T24010	21.00	Y
2024	03	34	09/07/2023	API	1	W T24010	2.94	Y
2024	03	34	09/07/2023	API	1	W T24010	20.97	Y

TOWN OF HARWICH - LIVE DATA



G/L ACCOUNT DETAIL

Org: 011812 Object: 521200
GAS UTILITY 0100-1-181-0000-000-000-0-2-521200-

YEAR	PER JOURNAL	EFF DATE	SRC	TR	PO/REF2	REFERENCE	AMOUNT	POSTED
2024	03	34	09/07/2023	API	1	W T24010	1.46	Y
2024	02	76	08/10/2023	API	1	W T24006	23.55	Y
2024	02	30	08/03/2023	API	1	W T24005	2.51	Y
2024	01	925	06/30/2024	API	1	W T24053	13.91	Y
2024	01	876	03/07/2024	API	1	W T24036	401.77	Y
2024	01	876	03/07/2024	API	1	W T24036	242.20	Y
2024	01	829	07/01/2023	BUC	5	2024 BUDGT	3,500.00	Y
2023	12	452	06/30/2023	API	1	W T23053	21.63	Y
2023	12	452	06/30/2023	API	1	W T23053	10.68	Y
2023	12	203	06/15/2023	API	1	W T23050	97.05	Y
2023	12	109	06/08/2023	API	1	W T23049	161.94	Y
2023	11	154	05/01/2023	API	1	W T23044	306.38	Y
2023	10	570	04/28/2023	API	1	W T23043	182.97	Y
2023	10	166	04/13/2023	API	1	W T23039	363.63	Y
2023	10	52	04/06/2023	API	1	W T23038	280.75	Y
2023	09	237	03/23/2023	API	1	W T23035	330.49	Y
2023	09	12	03/02/2023	API	1	W T23032	476.58	Y
2023	08	119	02/16/2023	API	1	W T23029	316.40	Y
2023	08	16	02/02/2023	API	1	W T23027	300.32	Y
2023	07	14	01/05/2023	API	1	W T23022	262.48	Y
2023	07	14	01/05/2023	API	1	W T23022	187.25	Y
2023	06	69	12/08/2022	API	1	W T23017	142.36	Y
2023	06	69	12/08/2022	API	1	W T23012	53.33	Y
2023	04	357	10/27/2022	API	1	W T23012	28.39	Y
2023	04	357	10/27/2022	API	1	W T23012	-0.31	Y
2023	04	357	10/27/2022	API	1	W T23009	20.58	Y
2023	03	71	09/08/2022	API	1	W T23007	20.58	Y
2023	03	90	08/03/2022	API	1	W T23004	1.50	Y
2023	02	90	08/03/2022	API	1	W T23004	22.37	Y
2023	01	403	07/01/2022	BUC	5	2023 BUDGT	1.52	Y
2022	12	337	06/30/2022	API	1	W T22044	3,500.00	Y
2022	12	337	06/30/2022	API	1	W T22044	7.81	Y
2022	12	61	06/02/2022	API	1	W T22042	26.36	Y
2022	12	61	06/02/2022	API	1	W T22042	116.62	Y
2022	12	61	06/02/2022	API	1	W T22039	115.84	Y
2022	11	85	05/03/2022	API	1	W T22039	220.58	Y
2022	11	85	05/03/2022	API	1	W T22039	200.28	Y
2022	10	96	04/06/2022	API	1	W T22036	236.79	Y
2022	09	291	03/17/2022	API	1	W T22034	270.02	Y
2022	09	138	03/09/2022	API	1	W T22033	297.97	Y
2022	08	187	02/23/2022	API	1	W T22031	365.35	Y
2022	08	187	02/09/2022	API	1	W T22030	309.85	Y
2022	07	291	01/26/2022	API	1	W T22028	312.35	Y
2022	07	291	01/26/2022	API	1	W T22028	238.74	Y
2022	06	157	01/12/2022	API	1	W T22027	233.95	Y
2022	06	51	12/03/2021	API	1	W T22023	113.01	Y
2022	06	51	12/03/2021	API	1	W T22023	91.56	Y
2022	05	106	11/05/2021	API	1	W T22020	14.30	Y
2022	05	106	11/05/2021	API	1	W T22020	5.40	Y

TOWN OF HARWICH - LIVE DATA

G/L ACCOUNT DETAIL

Org: 011812 Object: 521200
 GAS UTILITY 0100-1-181-0000-000-0-2-521200-

YEAR	PER JOURNAL	EFF DATE	SRC	TR	PO/REF2	REFERENCE	AMOUNT	POSTED
2022	04	155	10/08/2021	API	1	W T22017	1.85	Y
2022	04	155	10/08/2021	API	1	W T22017	13.87	Y
2022	04	155	10/08/2021	API	1	W T22017	14.73	Y
2022	02	321	08/31/2021	API	1	W T22013	1.50	Y
2022	02	34	08/02/2021	API	1	W T22008	14.73	Y
2022	02	34	08/02/2021	API	1	W T22008	1.36	Y
2022	01	338	07/01/2021	BUC	5	2022 BUDGT	4,212.00	Y
2021	12	472	06/30/2021	API	1	W T21066	16.04	Y
2021	12	414	06/28/2021	API	1	W T21064	5.56	Y
2021	12	414	06/28/2021	API	1	W T21064	53.97	Y
2021	11	362	05/27/2021	API	1	W T21061	55.03	Y
2021	11	52	05/03/2021	API	1	W T21056	149.17	Y
2021	11	52	05/03/2021	API	1	W T21056	172.80	Y
2021	10	104	04/02/2021	API	1	W T21051	214.40	Y
2021	09	350	03/29/2021	API	1	W T21050	244.41	Y
2021	09	61	03/01/2021	API	1	W T21045	257.34	Y
2021	08	353	02/26/2021	API	1	W T21045	250.64	Y
2021	08	133	02/04/2021	API	1	W T21041	262.60	Y
2021	07	365	01/31/2021	APM	1	Sprague	-923.15	Y
2021	07	351	01/28/2021	API	1	W T21040	923.15	Y
2021	07	351	01/28/2021	API	1	W T21040	282.78	Y
2021	07	112	01/08/2021	API	1	W T21036	198.23	Y
2021	06	79	01/04/2021	API	1	W T21035	215.49	Y
2021	06	108	12/04/2020	API	1	W T21030	105.15	Y
2021	06	108	12/04/2020	API	1	W T21030	124.87	Y
2021	05	359	11/23/2020	API	1	W T21029	8.88	Y
2021	05	359	11/23/2020	API	1	W T21029	4.19	Y
2021	05	306	11/19/2020	API	1	W T21028	33.41	Y
2021	05	57	11/02/2020	API	1	W T21019	49.78	Y
2021	03	331	09/29/2020	API	1	W T21015	25.98	Y
2021	03	150	08/04/2020	API	1	W T21009	14.73	Y
2021	02	119	07/01/2020	BUC	5	2021 BUDGT	4,212.00	Y
2021	01	400	07/01/2020	BUC	5	W T21008	6.71	Y
2021	01	356	07/29/2020	API	1	W T21006	124.27	Y
2020	12	504	06/30/2020	API	1	W T20066	127.10	Y
2020	12	504	06/30/2020	API	1	W T20066	141.92	Y
2020	12	504	06/30/2020	API	1	W T20066	-130.35	Y
2020	12	504	06/30/2020	API	1	CRED MEMO	130.35	Y
2020	12	15	06/01/2020	API	1	W T20061	130.35	Y
2020	11	150	05/05/2020	API	1	W T20057	166.24	Y
2020	11	53	05/01/2020	API	1	W T20056	193.99	Y
2020	10	128	04/16/2020	API	1	W T20052	177.26	Y
2020	10	64	04/09/2020	API	1	W T20051	230.47	Y
2020	09	138	03/03/2020	API	1	W T20046	220.79	Y
2020	08	392	02/25/2020	API	1	W T20045	283.49	Y
2020	07	425	01/31/2020	API	1	W T20040	235.12	Y
2020	07	425	01/31/2020	API	1	W T20040	296.18	Y
2020	07	200	01/10/2020	API	1	W T20036	233.21	Y
2020	07	200	01/10/2020	API	1	W T20036	276.60	Y
2020	05	355	11/27/2019	API	1	W T20029	130.90	Y

TOWN OF HARWICH - LIVE DATA

G/L ACCOUNT DETAIL

Org: 011812 Object: 521200
 GAS UTILITY 0100-1-181-0000-000-000-0-2-521200-

YEAR	PER JOURNAL	EFF DATE	SRC	TR	PO/REF2	REFERENCE	AMOUNT	POSTED
2020	05	355	11/27/2019	API	1	W T20029	138.25	Y
2020	04	420	10/28/2019	API	1	W T20024	40.93	Y
2020	04	420	10/30/2019	API	1	W T20024	58.47	Y
2020	04	112	10/02/2019	API	1	W T20019	23.92	Y
2020	03	363	09/27/2019	API	1	W T20018	11.16	Y
2020	03	100	09/03/2019	API	1	W T20014	15.88	Y
2020	02	348	08/29/2019	API	1	W T20012	3.92	Y
2020	01	434	07/01/2019	BUC	5	2020 BUDGT	4,212.00	Y
2020	01	401	07/30/2019	API	1	W T20008	8.49	Y
2019	12	442	06/27/2019	API	1	W T19066	30.25	Y
2019	11	462	05/28/2019	API	1	W T19061	84.92	Y
2019	11	462	05/28/2019	API	1	W T19061	92.08	Y
2019	11	161	05/03/2019	API	1	W T19056	118.44	Y
2019	11	42	05/02/2019	API	1	W T19055	151.23	Y
2019	10	73	04/04/2019	API	1	W T19050	213.99	Y
2019	10	73	04/04/2019	API	1	W T19050	229.17	Y
2019	09	70	03/04/2019	API	1	W T19045	220.19	Y
2019	09	70	03/04/2019	API	1	W T19045	227.33	Y
2019	08	107	02/01/2019	API	1	W T19040	159.41	Y
2019	08	107	02/01/2019	API	1	W T19040	245.50	Y
2019	07	137	01/02/2019	API	1	W T19035	246.37	Y
2019	07	30	01/03/2019	API	1	W T19034	268.79	Y
2019	06	70	12/03/2018	API	1	W T19029	205.32	Y
2019	06	70	12/03/2018	API	1	W T19029	240.92	Y
2019	05	101	11/08/2018	API	1	W T19024	109.55	Y
2019	05	33	11/01/2018	API	1	W T19023	105.93	Y
2019	04	57	10/04/2018	API	1	W T19018	43.12	Y
2019	03	41	09/06/2018	API	1	W T19013	16.34	Y
2019	02	383	08/30/2018	API	1	W T19012	5.75	Y
2019	02	96	08/06/2018	API	1	W T19008	37.29	Y
2019	02	27	08/02/2018	API	1	W T19007	24.55	Y
2019	01	491	07/01/2018	BUC	5	2019 BUDGT	3,670.00	Y
2018	12	495	06/30/2018	API	1	W T18066	65.53	Y
2018	12	495	06/30/2018	API	1	W T18066	84.20	Y
2018	12	60	06/07/2018	API	1	W T18061	116.61	Y
2018	10	383	04/26/2018	API	1	W T18055	114.24	Y
2018	10	383	04/26/2018	API	1	W T18055	215.94	Y
2018	10	77	04/05/2018	API	1	W T18050	259.95	Y
2018	09	342	03/29/2018	API	1	W T18048	226.09	Y
2018	09	97	03/05/2018	API	1	W T18045	263.33	Y
2018	09	97	03/05/2018	API	1	W T18045	260.67	Y
2018	08	96	02/08/2018	API	1	W T18040	318.51	Y
2018	08	96	02/08/2018	API	1	W T18040	332.04	Y
2018	07	125	01/11/2018	API	1	W T18035	792.85	Y
2018	07	125	01/11/2018	API	1	W T18035	308.35	Y
2018	06	68	12/07/2017	API	1	W T18029	375.66	Y
2018	06	68	12/07/2017	API	1	W T18029	78.35	Y
2018	05	32	11/02/2017	API	1	W T18023	106.18	Y
2018	05	32	11/02/2017	API	1	W T18023	13.19	Y
2018	05	32	11/02/2017	API	1	W T18023	21.68	Y

TOWN OF HARWICH - LIVE DATA

G/L ACCOUNT DETAIL

Org: 011812 Object: 521200
 GAS UTILITY 0100-1-181-0000-000-000-0-2-521200-

YEAR	PER JOURNAL	EFF DATE	SRC	TR	PO/REF2	REFERENCE	AMOUNT	POSTED
2018	04	50	10/02/2017	API	1	W T18018	12.09	Y
2018	03	295	09/28/2017	API	1	W T18016	6.95	Y
2018	02	377	08/31/2017	API	1	W T18012	12.46	Y
2018	02	377	08/31/2017	API	1	W T18012	3.62	Y
2018	02	50	08/03/2017	API	1	W T18007	13.55	Y
2018	02	50	08/03/2017	API	1	W T18007	4.60	Y
2018	01	528	07/01/2017	BUC	5	2018 BUDGT	3,375.00	Y
2017	12	442	06/30/2017	API	1	W T17066	12.09	Y
2017	12	442	06/30/2017	API	1	W T17066	11.57	Y
2017	12	87	06/05/2017	API	1	W T17061	27.48	Y
2017	12	87	06/05/2017	API	1	W T17061	75.66	Y
2017	11	132	05/11/2017	API	1	W T17056	186.92	Y
2017	10	463	04/27/2017	API	1	W T17055	216.82	Y
2017	10	61	04/03/2017	API	1	W T17050	304.57	Y
2017	09	424	03/30/2017	API	1	W T17048	342.23	Y
2017	09	156	03/16/2017	API	1	W T17046	289.94	Y
2017	09	9	03/02/2017	API	1	W T17044	280.88	Y
2017	08	8	02/02/2017	API	1	W T17039	269.32	Y
2017	08	8	02/02/2017	API	1	W T17039	264.43	Y
2017	07	16	01/05/2017	API	1	W T17034	292.72	Y
2017	06	3	12/01/2016	API	1	W T17027	133.75	Y
2017	05	31	11/03/2016	API	1	W T17023	126.80	Y
2017	04	13	10/06/2016	API	1	W T17018	28.88	Y
2017	04	13	10/06/2016	API	1	W T17018	32.31	Y
2017	03	6	09/01/2016	API	1	W T17012	12.03	Y
2017	03	6	09/01/2016	API	1	W T17012	3.58	Y
2017	02	13	08/04/2016	API	1	W T17007	12.34	Y
2017	01	345	07/01/2016	BUC	5	2017 BUDGT	2.90	Y
2016	12	427	06/30/2016	BUA	5	Y/E Adj	3.23	Y
2016	12	388	06/30/2016	API	1	W T16066	2,125.00	Y
2016	12	38	06/09/2016	API	1	W T16061	159.00	Y
2016	12	38	06/09/2016	API	1	W T16061	13.20	Y
2016	11	117	05/12/2016	API	1	W T16056	81.59	Y
2016	11	34	05/05/2016	API	1	W T16055	87.34	Y
2016	10	19	04/07/2016	API	1	W T16050	170.50	Y
2016	10	19	04/07/2016	API	1	W T16050	242.39	Y
2016	09	74	03/10/2016	API	1	W T16045	165.74	Y
2016	09	74	03/10/2016	API	1	W T16045	275.37	Y
2016	08	10	02/01/2016	API	1	W T16039	208.41	Y
2016	08	10	02/01/2016	API	1	W T16039	334.83	Y
2016	07	15	01/04/2016	API	1	W T16034	234.12	Y
2016	06	375	12/31/2015	API	1	W T16033	365.58	Y
2016	06	12	12/03/2015	API	1	W T16028	120.57	Y
2016	06	12	12/03/2015	API	1	W T16028	241.74	Y
2016	05	18	11/02/2015	API	1	W T16023	29.15	Y
2016	05	18	11/02/2015	API	1	W T16023	133.32	Y
2016	04	28	10/08/2015	API	1	W T16018	49.70	Y
2016	04	28	10/08/2015	API	1	W T16018	76.83	Y
2016	04	28	10/08/2015	API	1	W T16018	14.04	Y

TOWN OF HARWICH - LIVE DATA



G/L ACCOUNT DETAIL

Org: 011812 Object: 521200 0100-1-181-0000-000-0-2-521200-
 GAS UTILITY

YEAR	PER JOURNAL	EFF DATE	SRC	TR	PO/REF2	REFERENCE	AMOUNT	POSTED
2016	04	3	10/01/2015	API	1	W T16016	8.95	Y
2016	03	49	09/10/2015	API	1	W T16013	13.43	Y
2016	03	49	09/10/2015	API	1	W T16013	2.91	Y
2016	02	16	08/04/2015	API	1	W T16007	15.09	Y
2016	01	254	07/01/2015	BUC	5	2016 BUDGT	1,675.00	Y
2016	01	181	07/27/2015	API	1	W T16005	5.21	Y

Total Amount: 72,333.81

** END OF REPORT - Generated by Natasha Lyon **

Harwich Jr. Theatre Lease of
"Old" Recreation Building
25 year lease - Exp. 8-31-34



LEASE

This Lease is made and executed on July 13, 2009, by and between the Town of Harwich, a municipal corporation in the Commonwealth of Massachusetts, acting by and through its Board of Selectmen, having an address of 732 Main Street, Harwich, Massachusetts, 02645, referred to as "Town," and the Harwich Junior Theatre, Inc., a tax exempt 501 (c)(3), organized and existing under the laws of the Commonwealth of Massachusetts, having an address of 105 Division Street, West Harwich, Massachusetts, referred to as "Lessee."

WHEREAS, Town is the owner of a parcel of land, containing the former Harwich Recreation Building and an accessory shed (singly, "the Recreation Building," collectively, the "Buildings") thereon; (collectively known as the "Premises") shown on the plan, entitled "Lease Area," prepared by Harwich Engineering Department, Project No. 1452-00, drawn November 10, 2008, approved November 12, 2008, containing 6,841 square feet of land area, more or less, a copy of which is attached hereto and incorporated herein as Exhibit A;

WHEREAS, the Town has determined that the use of the Premises is to accommodate arts, cultural and educational uses, as set forth in the vote under Article 59 of the Annual Town Meeting of May 1, 2006, as amended by the vote under Article 13 of the Special Town Meeting of February 11, 2008, and as further amended by the vote under Article 11 of the Special Town Meeting of May 6, 2008 (collectively, the "Votes");

WHEREAS, the Town authorized the Board of Selectmen, under the Votes, to lease the Premises, on such terms and conditions as it shall deem appropriate;

WHEREAS, on November 25, 2008, the Town issued a Request for Proposals (the "RFP") soliciting proposals to lease the Premises for the creation of arts, cultural and educational uses;

WHEREAS, the Lessee submitted a proposal in response to the RFP (the "Proposal") agreeing to develop the Premises for arts, cultural and educational uses; and

WHEREAS, Lessee proposes to obtain sufficient funding to construct certain improvements, as defined hereafter, at the Premises;

NOW, THEREFORE, in consideration of the mutual promises of the parties contained herein, and other good and valuable consideration each to the other paid, receipt of which is hereby acknowledged, the parties hereby agree as follows:

SECTION ONE

DEMISE; DESCRIPTION OF THE PREMISES; PERMITTED USES

Town leases to Lessee and Lessee leases from Town, the Premises, for Lessee's exclusive use, for the purpose of the development of arts, cultural and educational purposes, including, but not limited to, operating a theatre facility, holding performances, try-outs and rehearsals, readings, solo or chamber music recitals and dance exhibits, lectures and demonstrations, fund raising events for Lessee and other cultural organizations, including, but not limited to, events to support affordable housing in Harwich, rental for artists and educational classes not directly sponsored by Lessee, but related to the arts, humanities and interpretive sciences, and for uses customarily accessory thereto (the "Permitted Uses"). Lessee may also operate concession facilities, including vending machines, a gift store and food store accessory to such arts, cultural and educational purposes. Tenant will comply with Harwich's Sign By-law and Historic District regulations. Lessee shall obtain all permits and approvals to conduct the Permitted Uses at the Premises.

SECTION TWO

TERM

The term of this Lease shall be for twenty-five (25) years, commencing on September 1, 2009 (the "Commencement Date"), and ending on August 31, 2034 (the "Term"). The Lessee shall have a right to request an extension of this Lease and shall exercise said right on or before November 1, 2033 by making a written request for an extension in an amount not to exceed twenty-five (25) years. Upon receipt of the written request, the Town Administrator's Office will make recommendations to the Board of Selectmen. The Board of Selectmen shall notify the Lessee of its decision relative to the Lease extension period no later than January 1, 2034.

SECTION THREE

RENT

A. Payment of Rent. Lessee covenants and agrees to pay Town, without notice or demand therefore and without any deduction or set-off whatsoever, except as expressly otherwise provided herein, "Base Rent" and "Additional Rent," as such terms are defined below.

B. Base Rent. On or before January 31st of each year during the Term of this Lease, and within thirty (30) days after the expiration or earlier termination of the Lease, Lessee shall pay Base Rent of 2% of the Gross Revenues collected by Lessee at the Premises. Gross Revenue based upon prior calendar year shall mean the monies collected by Lessee for events held at the Premises, including class tuition (minus scholarships), rentals, sale of tickets and concessions, but excluding monies derived from fund raising, donations, grants and government funding. Lessee shall cause to be

prepared, by a certified public accountant of Lessee's choice, audited reports reflecting the monies constituting the Gross Revenues, which shall be submitted to Town with each payment. Town shall from time to time, but at least annually, have the right to inspect the books and records of the Lessee. In the event Town's inspection reveals that Lessee has misstated the Gross Revenues by 10% or more, Lessee shall pay the difference, and further shall be responsible for the cost of Town's inspection.

C. Additional Rent. Lessee shall also be responsible for all taxes, sums, fees or charges assessed or chargeable during the Term of this Lease in relation to the Premises or Lessee's use thereof. The Town hereby agrees to timely notify the Lessee of all bills or invoices for such taxes, sums, fees or charges so that the same may be paid by the due date. All such sums shall be construed and paid as Additional Rent. Base Rent and Additional Rent are referred to, together, as "Rent."

SECTION FOUR

WARRANTIES OF TITLE AND QUIET POSSESSION

Town covenants that Town is seized of the Premises in fee simple and has full right to make and enter into this Lease and that Lessee shall have quiet and peaceable possession of the Premises during the Term of this Lease, without disturbance by the Town or persons acting or claiming through or under the Town.

Notwithstanding the foregoing, Lessee acknowledges that it has leased the Premises, and agrees to develop the Premises in accordance with Section Seven below, including, without limitation, any encumbrances, existing structures thereon, and regulations affecting the Premises, and accepts the Premises in the same condition in which they or any part thereof now are, and except as otherwise provided in this Lease, waives all rights to object to the condition thereof and assumes all risks in connection therewith, without any representation or warranty, express or implied, in fact or in law, on the part of the Town, without recourse to the Town.

SECTION FIVE

DELIVERY OF POSSESSION

If the Town cannot deliver possession of the Premises to Lessee on the Commencement Date for any reason other than failure to complete the Town's Pre-Commencement Date Work (as defined and provided in Section Seven), then the Town shall use reasonable efforts, not to exceed One Thousand (\$1,000.00) Dollars, to cure the reason or reasons that have prevented delivery of possession of the Premises within thirty (30) days. If the reason or reasons have not been cured within said thirty (30) day period, then the Lessee may terminate this Lease and any payments made under this Lease shall be forthwith refunded and all other obligations of the parties hereto shall cease and the Lease shall be void without recourse to the parties hereto.

If the Town cannot deliver possession of the Premises to Lessee on the Commencement Date due to the failure to complete the Town's Pre-Commencement Date Work, the Town shall use commercially reasonable efforts to deliver the Premises and complete the Town's Work within sixty (60) days of the Commencement Date and the Extended Commencement Date shall be the date on which the Town delivers possession in accordance with the terms of this Lease. Notwithstanding the foregoing, if the Town has not substantially completed the Town's Work and delivered possession of the Premises within sixty (60) days of the Commencement Date, Lessee may thereafter terminate this Lease, in which event any payments made hereunder shall be forthwith refunded, all obligations of the parties hereto shall cease, and the Lease shall be void without recourse to the parties hereto.

SECTION SIX

UTILITIES

A. Payment of Utilities. As Additional Rent, Lessee agrees to pay promptly, as and when the same become due and payable, all charges for water, sewer, electricity, gas, heat, steam, hot and/or chilled water, air conditioning, ventilating, lighting systems, and other utilities supplied to the Premises (whether during the Term, or subsequent thereto if relating to Lessee's use of the Premises). If any such utilities are not separately metered or assessed, Lessee agrees to pay Town, as Additional Rent, upon submission of a statement for same, the charges for such utilities as reasonably determined time to time by Town, in addition to Lessee's payments of all separately metered utility charges. If Lessee fails to pay for the utilities furnished to the Premises, whether separately metered or not, Town shall have the right, but not the obligation, to pay the same, and Lessee shall reimburse Town promptly upon demand for all costs, expenses and other sums of money in connection therewith, with interest, as Additional Rent. Any utility service supplied by Town to the Premises shall be deemed to have been supplied by Town as an incident of the tenancy created by this Lease. The Town hereby agrees to timely furnish Lessee with copies of all bills and invoices for such utilities so that the same may be paid by the due date.

B. Additional Utilities, Equipment. In the event Lessee requires additional utilities or equipment, all costs incurred in connection therewith, including installation, maintenance and repairs of the same, shall be the Lessee's sole obligation, provided that such installation shall be subject to the prior written consent of the Town, which consent shall not be unreasonably withheld, conditioned or delayed and shall be installed in conformity with plans and specifications provided by the Lessee and approved by the Town.

C. Lessee Not to Exceed Capacity of Feeders or Wiring. Lessee covenants and agrees that at all times its use of electric current shall never exceed the capacity of the feeders to the Premises or the wiring installations therein; provided, however, that if Lessee desires to upgrade and increase the capacity to meet its needs, then Lessee may undertake said upgrades at Lessee's sole cost and expense, provided the Lessee obtains

all appropriate permits and approvals for such upgrade. [Note: Lessee will check with BI if existing service is adequate for present use.]

SECTION SEVEN

REPAIRS AND MAINTENANCE, STRUCTURAL RESPONSIBILITY AND ADA COMPLIANCE

A. Repairs by Town. Prior to the Commencement Date of this Lease, Town shall complete the repairs set forth at Exhibit B (hereinafter, "the Town's Pre-Commencement Date Work"). [Note: Lessee will check with BI if present use and occupancy violates applicable codes.]

B. Maintenance by Lessee. Lessee shall, at its sole cost and expense, keep neat and clean, and replace and maintain in good order and condition the Premises and each and every part thereof, and assure that the same are kept in a first-class, tenantable, and attractive condition through the Term. Lessee further agrees that any repairs or maintenance Lessee undertakes on the Premises shall in all respects comply with the laws of the Commonwealth of Massachusetts, the by-laws of the Town of Harwich, and all directions, rules, and regulations of the Health Officer, Fire Marshal, Building Inspector, and other proper officers of the governmental agencies having jurisdiction thereover. The Lessee shall not permit or commit any waste. Lessee shall be responsible for removing trash from the Premises and the collection and disposal thereof. Lessee shall not allow rubbish or trash to accumulate on or about the Premises.

C. Construction and Repairs by Lessee. Throughout the Term of this Lease, Lessee shall maintain and repair those items listed as "Tenant Responsible Party" at Exhibit C, as well as its personal property and trade fixtures and other leasehold improvements in and on the Premises (the "Lessee's Work") in a good and workmanlike manner, at Lessee's sole cost and expense, and in accordance with plans and specifications that have been approved in advance by Board of Selectmen. There shall be no deviations from the aforesaid plans and specifications without the prior written consent of Town, which consent shall not be unreasonably withheld, conditioned or delayed. In the event of any inconsistency with respect to the respective obligations of the parties hereto between such plans and specifications and provisions of this Lease, the provisions of such plans and specifications shall govern. Lessee shall be responsible for obtaining all permits for Lessee's Work, at its sole cost and expense. Any and all improvements made in, on or to the Premises during the Term of this Lease must be attractive and approved by the Board of Selectmen, which approval shall not be unreasonable withheld, conditioned or delayed. All signage proposed by Lessee must be approved by the Building Commissioner and Historic District Commission.

Lessee shall conduct repairs, maintenance and all other work in a good and workmanlike manner, in compliance with legal requirements and good engineering and construction practices. The improvements shall be constructed in material compliance with the plans approved by the Board of Selectmen and in strict compliance with the required permits. Lessee shall take all reasonably necessary measures to (i) minimize dust, noise and construction traffic, (ii) minimize any damage, disruption or

inconvenience caused by the work, and (iii) make adequate provision for the safety and convenience of all persons affected thereby and to properly police same. Dust, noise and other effects of such work shall be controlled using commercially accepted methods customarily utilized in order to control deleterious effects associated with construction projects in a populated or developed area. Lessee shall pay (or cause to be paid) all costs and expenses associated with any work (including, without limitation, all architectural, engineering, construction, legal and consultant fees and costs) and shall defend, indemnify and hold the Town harmless from and against any and all claims, damages, losses, penalties, costs, expenses and fees (including without limitation reasonable legal fees) attributable to the performance of any work by the Lessee. Prior to the Commencement Date, the Lessee may, at Lessee's option, conduct an energy audit to estimate the energy costs associated with its use of the Premises, provided, however, the results of such assessment shall not alter Lessee's obligations under this Lease.

D. Construction and Repairs by Town. Throughout the Term of this Lease and any extensions thereof, Town shall perform construction and installation of and repair those items listed as "Landlord Responsible Party" at Exhibit C (the "Town's Work") in a good and workmanlike manner, at Town's sole cost and expense. Town shall be responsible for obtaining all permits for Town's Work, at its sole cost and expense. [Note: Lessee will check with BI if present use and occupancy violates applicable codes.] In addition to the Town's Work, the Town has appropriated sufficient funds to rehabilitate or replace all of the windows in the Recreation Building, which shall be done in a good and workmanlike manner at the Town's sole cost and expense within one (1) year of the Commencement Date.

E. Lessee's Responsibility for ADA Compliance. In accordance with the schedule set forth below, Lessee shall make the Recreation Building compliant with Americans with Disabilities Act and state and local handicap access laws over the course of the phased schedule set forth below (hereinafter referred to as "the ADA Compliance Improvements"). Lessee proposes to raise money through grants and fundraising for the accessibility improvements and, thus, cannot make all improvements immediately or simultaneously. Lessee proposes to use parts of the Recreation Building as allowable by the regulations during the phased period of construction. The phased construction schedule is as follows:

Year 1 – 9/1/09-8/31/10	Use the existing ramp and external handicap port-a-potty if approved by the Historical District Commission. The first floor would be used for our educational and cultural programs. Finalize architectural designs for first floor handicap access and bathroom(s) and seek regulatory approvals including approval by Historical District Commission. Raise funds for permanent accessible entrance and bathroom(s).
Year 2 – 9/1/10-8/31/11	Construct permanent ramp or other accessible access and build bathroom(s) as approved by federal, state and local permitting authorities. Widen/replace doors as necessary. Raise money and

	develop architectural plans for handicap access to the second floor.
Year 3 – 9/1/11-8/31/12	Make necessary modifications and install handicap access to the second floor. This is to be done after or in conjunction with making the second floor egress usable.

Notwithstanding the foregoing, should any work at the Recreation Building undertaken by the Town trigger accessibility upgrades per local, state or federal requirements prior to the phased timetable outlined above, neither Town nor Lessee shall be responsible or liable for undertaking said upgrades, and the Premises shall be used solely to the extent permitted by law until such time as Lessee performs the required upgrades.

F. As-Builts. Within ninety (90) days after final completion of the initial improvements or any other work affecting the Premises, Lessee shall prepare at its expense and deliver to the Town one complete, legible and reproducible full-sized set of as-built plans showing the improvements or such other work, as the case may be.

G. Historic Renovation of the Buildings. The exterior architectural features of the Buildings shall be preserved, with particular attention to be given to the preservation of the Recreation Building.

H. Schedule of Performance. Lessee shall commence the ADA Compliance Improvements, as outlined in the construction schedule above as soon as reasonably possible following the execution of this Lease, but not later than three (3) months thereafter. Lessee shall thereafter diligently and continuously prosecute to final completion the ADA Compliance Improvements substantially in accordance with the building permit application and site plans (hereinafter, "the Final Plans"). For purposes of this Lease, construction of the ADA Compliance Improvements shall be deemed to have commenced upon the commencement of actual physical work (including, without limitation, the site work) on the Premises pursuant to full, unconditional building permits for the Premises. Final completion of the ADA Compliance Improvements will be deemed to have occurred upon the issuance of a permanent certificate(s) of occupancy for the improvements. Final completion shall occur as per the schedule in Section 7E of this Lease. Notwithstanding the foregoing, if the commencement of the ADA Compliance Improvements is prevented or delayed because of force majeure, then the date for the completion of construction shall be extended for an equivalent period.

SECTION EIGHT

WASTE AND NUISANCE PROHIBITED

Throughout the Term of this Lease, Lessee shall comply, at its sole cost and expense, with all applicable federal, state and local laws, ordinances, orders, rules, regulations, and requirements affecting the Premises. Lessee shall not commit, or suffer to be committed, any waste on the Premises, or any nuisance.

SECTION NINE

ABANDONMENT OF PREMISES

Lessee shall not vacate or abandon the Premises at any time during the Term of this Lease. If Lessee abandons, vacates, or surrenders the Premises, or is dispossessed by process of law, or otherwise, the Town shall have the right, as the Town's sole and exclusive remedy at law or in equity, to terminate the Lease and recover exclusive possession of the Premises by thirty (30) days' written notice to Lessee, and any property belonging to and left on the Premises after said thirty (30) days shall be deemed to be abandoned.

Except during initial construction of the improvements and thereafter during reasonable periods of repair, remodeling and/or restoration, Lessee covenants and agrees to continuously and uninterruptedly use the Premises for the Permitted Uses. In the event less than fifty percent (50%) of the leasable floor area of the Recreation Building is leased and occupied for a period of one hundred eighty (180) consecutive days or for more than one hundred eighty (180) days in any calendar year for any reason, the Town shall have the right to terminate the Lease and recover exclusive possession of the Premises by written notice to Lessee as the Town's sole and exclusive remedy at law or in equity. In the event the Town exercises its right to terminate the Lease under this Section Eight, the Lease shall terminate as of the date that is sixty (60) days after the date of the Town's notice to Lessee thereof, and Lessee's liability with respect to the Lease shall terminate as of such date, unless within such sixty (60) day period, at least fifty percent (50%) of the leasable floor area of the Recreation Building is leased and occupied in accordance with this Lease (in which event such termination notice shall have no effect).

SECTION TEN

TOWN'S RIGHT OF ENTRY

Lessee shall permit Town and the agents and employees of Town to enter into and on the Premises at all reasonable times and upon reasonable notice for the purpose of inspecting the Premises.

SECTION ELEVEN

ENCUMBRANCE OF LESSEE'S LEASEHOLD INTEREST

A. Mortgage of Leasehold Interest. The Town acknowledges that Lessee may seek construction and permanent financing to enable Lessee to develop and undertake the improvement of the Premises. Lessee agrees that, at no time during the term of this Lease, shall the Premises, or Lessee's leasehold interest therein, be mortgaged to finance the development of any other project(s) undertaken by Lessee, or any entity associated with Lessee. The Town further acknowledges that a permanent lender or lenders and a construction lender or lenders will look to this Lease as security

for any funds it may lend to Lessee and, accordingly, may require Lessee to mortgage its leasehold estate in the Premises. Consequently, Lessee may mortgage or otherwise encumber the leasehold estate created by this Lease under one or more leasehold mortgages and assign this Lease as security for such mortgage or mortgages, in accordance with the provisions of this section, subject to prior approval of the Board of Selectmen, which approval shall not be unreasonably withheld, conditioned or delayed. It shall not be unreasonable for the Board of Selectmen to withhold approval in the event the Board of Selectmen determines that Lessee is seeking to borrow monies in excess of the amount required to complete the improvements and/or Lessee cannot pay its indebtedness as it comes due, as shown by financial records provided to the Town showing its capital, revenue and expenditures. Any and all such mortgage(s) shall mature no later than the last day of the Term of this Lease, and shall be a leasehold mortgage only. It is expressly understood and agreed that Lessee has no right to mortgage or otherwise encumber the fee title to the Premises. The Town shall execute and deliver all documents reasonably and customarily required by such mortgagee or mortgagee's attorney or by the title company insuring the mortgage or by any combination of them, including appropriate estoppel certificates. The mortgage may contain language to the effect that the Town execute the mortgage solely for the purpose of acknowledging encumbering of the leasehold estate and, if so, shall contain language stating that the Town does not assume any personal liability whatsoever for the payment of any note secured by the mortgage or for the performance of any other provisions of said note or mortgage.

B. Notice of Assignment. In the event Lessee receives notice of an assignment of any mortgage or in the event of a change of address of a mortgagee or of an assignee of the mortgage, notice of any new name and address shall be given to Town within ten (10) business days of Lessee's receipt of such notice. Lessee shall also provide Town with copies of each amendment or other modification or supplement to the mortgage or related instruments.

C. Default. In the event Lessee is in default under its agreement with a mortgagee, Town and Lessee expressly agree that the mortgagee shall be entitled to enter upon the Premises, to perform such curative acts as may be necessary, and to operate and manage the Premises, either in its own name or right or on behalf of Lessee, subject to the terms of this Lease. Prior notice of such entry shall be provided to Town, and Lessee shall include such condition in any mortgage in relation to the Premises. Nothing herein contained shall require any mortgagee or its designee, as a condition to its exercise of rights hereunder, to cure any default of Lessee that may not reasonably be cured by such mortgagee or designee in order to comply with the provisions of this section. Each mortgagee shall enjoy the rights granted under this section until such time as its loan to Lessee is repaid and the mortgage or mortgages securing such payment is released. Each mortgagee shall be entitled, but not required, to exercise such rights within its sole discretion.

D. Refinancing. Lessee, at any time and from time to time, may refinance its investment in the Premises and any improvements and may assign its interest under

this Lease as security for any such refinancing, subject to the same restrictions and Town approval as set out above in this section. Each refinancing lender shall be entitled to become a mortgagee and to exercise all of the rights and privileges granted to a mortgagee under the terms of this Lease.

B. Documents to Town. Notwithstanding anything to the contrary contained herein, Lessee shall use its best efforts to deliver to the Town any document Town is required or requested to execute hereunder not less than thirty (30) days from the date such document is required or requested to be executed by Town.

SECTION TWELVE

SUBLETTING AND ASSIGNMENT

Except for short-term (not more than one year) rental or occupancy agreements for art and educational classes, not directly sponsored by Lessee, as set forth in Section One of this Lease, of the Buildings, , Lessee may not sublet the Premises, including the Buildings, or assign the Lease in whole or in part without Board of Selectmen's consent, which consent may not be unreasonably denied, conditioned or delayed, and the making of any sublease or assignment shall not release from, or otherwise affect in any manner, any of Lessee's obligations under this Lease. Neither this Lease nor the leasehold estate of Lessee nor any interest of Lessee under this Lease in the Premises or any Buildings or improvements on the Premises shall be subject to involuntary assignment, transfer, or sale, or to assignment, transfer, or sale by operation of law in any manner whatever. Any such attempted involuntary assignment, transfer, or sale shall be void and of no effect and shall, at the option of Town, terminate this Lease.

SECTION THIRTEEN

NOTICES

A. All notices, demands, or other writings in this Lease provided to be given or made or sent, or which may be given or made or sent, by either party to the other, shall be deemed to have been fully given or made or sent when delivered either by hand, or when sent by telecopier with written confirmation of receipt or mailed by registered or certified mail, return receipt requested, postage and registration or certification prepaid, Federal Express or similar expedited commercial carrier, addressed as follows:

To Town: Town of Harwich
 732 Main Street
 Harwich, MA 02645
 Attention: Town Administrator

Together with a copy sent to:

Attorney Jeanne S. McKnight

Kopelman & Paige, P.C.
101 Arch Street
Boston, MA 02110

To Lessee: Harwich Junior Theatre, Inc.
P.O. Box 168
West Harwich, MA 02671
Attention: Robert Doane

Together with a copy sent to:

Attorney Sarah A. Turano-Flores
Nutter, McClennen & Fish LLP
1471 Iyannough Road; P.O. Box 1630
Hyannis, MA 02601

B. The address to which any notice, demand, or other writing may be given or made or sent to any party as above provided may be changed by written notice given by the party as above provided.

SECTION FOURTEEN

TAXES AND ASSESSMENTS

Lessee shall be responsible for any and all tax liabilities, assessments, levies or other governmental charges that may accrue with respect to the Premises. Lessee shall be responsible to file such applications with the appropriate authorities, on an annual basis, for an abatement, exemption or reduction in the tax liabilities due with respect to the Premises. Town makes no representations or warranties that such applications will be granted.

SECTION FIFTEEN

ALTERATIONS AND RENOVATIONS

Alterations, Improvements and Changes Permitted. Lessee shall have the right to make such alterations, improvements, and changes to any building that may from time to time be on the Premises as Lessee may deem necessary, and in accordance with Section Seven of this Lease, provided that prior to making any structural alterations, improvements or changes, or to replacing any building, Lessee shall obtain the Board of Selectmen's approval of plans and specifications therefore, which approval Town shall not unreasonably withhold, condition or delay. In the event of disapproval, the Board of

Selectmen shall give to Lessee an itemized statement of reasons for the disapproval. If the Board of Selectmen does not disapprove the plans and specifications provided for in this section within forty-five (45) days after they have been submitted to Town, the plans and specifications shall be deemed to have been approved by the Board of Selectmen.

SECTION SIXTEEN

PARKING; SEPTIC SYSTEM

A. It is the intention of the Town to issue a Request For Proposals to lease for ninety-nine (99) years, the property adjacent to the Premises to be used to construct affordable housing to a developer (the "Housing Developer"). The Town intends to provide in any such lease that the Housing Developer will be responsible for (i) the construction and maintenance of a septic system to service the Buildings as well as the proposed housing (the "Affordable Housing"); and (ii) the construction and maintenance of a total of twenty-five (25) parking spaces (22 regular and 3 handicap spaces) exclusively for the use of the Recreation Building, such parking spaces to be located behind (i.e., Southerly of) the Recreation Building, thereby maintaining the historic landscape as viewed from Sisson Road. The Town shall require the Housing Developer to consult with the Lessee's Executive Director during design and construction of the Affordable Housing relative to the size, location and other matters pertaining to the septic system and parking, provided the final determination relative to the size, location and other characteristics of the septic shall ultimately be made by the Town and the Housing Developer. In the event that the septic system or the parking is not constructed by the Housing Developer by four (4) years from the Commencement Date, then the Town will fulfill these obligations, provided, however, that in no event shall the work of the septic system be completed later than five (5) years from the Commencement Date. Notwithstanding the foregoing, and in addition thereto, should any Permitted Use of the Premises, or Work on the Premises trigger an upgrade required under Title 5 of the Massachusetts Environmental Code, 310 CMR 15.000 et seq., the Town shall construct said upgrade and pay all costs and expenses associated therewith. Once the septic system and parking spaces are located, responsibility for maintenance and repair shall be the responsibility of the Town.

B. In addition to the twenty-five (25) parking spaces supplied on the Premises, the Lessee, in conjunction with its programs, will be entitled to freely use parking located at Brooks Academy; public parking in marked spaces on Main Street; parallel parking on Parallel Street within the one way section and parking at the Town Offices.

SECTION SEVENTEEN

LIENS

Lessee shall keep all and every part of the Premises and all buildings and other improvements at any time located on the Premises free and clear of any and all mechanics', material suppliers', and other liens for or arising out of or in connection with work or labor done, services performed, or materials or appliances used or furnished for or in connection with any operations of Lessee, any alteration, improvement, or repairs or additions that Lessee may make or permit or cause to be made, or any work or construction, by, for, or permitted by Lessee on or about the Premises, or any obligations of any kind incurred by Lessee, and at all times promptly and fully to pay and discharge any and all claims on which any such lien may or could be based, and to indemnify Town from and against any and all such liens and claims of liens and suits or other proceedings pertaining to the Premises.

SECTION EIGHTEEN

LESSEE INDEMNIFICATION AND HOLD HARMLESS OF TOWN

Lessee shall hold Town harmless for any loss, injury, death, or damage to persons or property that at any time may be suffered or sustained by Town or by any person who may at any time be using or occupying or visiting the Premises or be in, on, or about the Premises, whether the loss, injury, death, or damage shall be caused by or in any way result from or arise out of any act, omission, or negligence of Lessee or of any occupant, sublessee, visitor, or user of any portion of the Premises, or shall result from or be caused by any other matter or thing whether of the same kind as or of a different kind than the matters or things above set forth. Lessee shall indemnify Town against any and all claims, liability, loss, or damage whatever (including without limitation attorneys' and experts' fees) on account of any such loss, injury, death, or damage. Lessee waives all claims against Town for damages to the buildings and improvements that are now on or hereafter placed or built on the Premises and to the property of Lessee in, on, or about the Premises, and for injuries to persons or property in or about the Premises, from any cause arising at any time. The two preceding sentences shall not apply to loss, injury, death, or damage arising by reason of the negligence of any contractor engaged by the Town to perform the services, maintenance, repair or construction upon the Premises required to be performed by the Town under this Lease, or the gross negligence or willful misconduct of Town, its agents, or employees.

Town further acknowledges that the Town shall bring no claim against the Lessee for Hazardous Materials, as that term is defined in Section Thirty, on, in, under or emitting from the Premises or for any other condition or defect on the Premises, except to the extent such Hazardous Materials, condition or defect was caused by the Lessee, its agents, employees, contractors or invitees, or arose from a violation by the Lessee of the terms of this Lease.

The provisions of this section shall survive termination of the Lease.

SECTION NINETEEN

ATTORNEY FEES

If any action at law or in equity shall be brought to recover any rent under this Lease, or for or on account of any breach of, or to enforce or interpret any of the covenants, terms, or conditions of this Lease, or for the recovery of the possession of the Premises, each party shall be responsible for its own costs and reasonable attorney fees.

SECTION TWENTY

REDELIVERY OF PREMISES

Lessee shall pay the rent and all other sums required to be paid by Lessee under this Lease in the amounts, at the times, and in the manner provided in this Lease, and shall keep and perform all the terms and conditions on its part to be kept and performed hereunder. At the expiration or earlier termination of this Lease, Lessee shall peaceably and quietly quit and surrender to Town the Premises, including such improvements Lessee elects not to retain and remove from the Premises, as provided, below, without delay and in good order and condition subject to the other provisions of this Lease. In the event of the nonperformance by Lessee of any of the covenants of Lessee undertaken in this Lease, this Lease may be terminated as provided elsewhere in this instrument. The Premises shall be surrendered free and clear of all liens and encumbrances other than those existing at the commencement of the Lease, and shall be surrendered without any obligation of Town for payment on account of improvements remaining at the Premises.

Upon or at any time after the expiration or earlier termination of this Lease, the Town shall have, hold and enjoy the Premises and the right to receive all income from the same. Lessee may remove all improvements from the Premises, with the exception of the Buildings, within thirty (30) days after the termination of this Lease, provided, however, Lessee shall repair at Lessee's sole cost any damage to the Premises caused by such removal.

SECTION TWENTY-ONE

REMEDIES CUMULATIVE

All remedies conferred on Town in this Lease shall be deemed cumulative and no one shall be exclusive of the other, or of any other remedy conferred by law.

SECTION TWENTY-TWO

INSURANCE

A. Insurance Coverage of Premises. Lessee shall, at all times during the Term of this Lease and at Lessee's sole expense, keep all improvements that are now or

hereafter a part of the Premises insured against loss or damage by fire and the extended coverage hazards for 100% of the full replacement value of the improvements, with loss payable to Town and Lessee as their interests may appear. Town shall continue to include the Premises in its coverage for all town-owned properties and shall name the Lessee as an additional insured therein in proportion to Lessee's interest in the Premises.

B. Personal Injury Liability Insurance. Lessee shall maintain in effect throughout the Term of this Lease personal injury liability insurance covering the Premises and its appurtenances and the sidewalks fronting on them in the amount of \$1,000,000 for injury to or death of any one person, and \$2,000,000 for injury to or death of any number of persons in one occurrence, and property damage liability insurance in the amount of \$1,000,000 and insurance on all boilers and other pressure vessels, fired or unfired and replacement cost of the Buildings, in the sum of \$1,000,000 for any one occurrence or \$2,000,000 in general aggregate. Such insurance shall specifically insure Lessee against all liability assumed by it under this Lease, as well as liability imposed by law, and shall insure both Town and Lessee but shall be so endorsed as to create the same liability on the part of the insured as though separate policies had been written for Town and Lessee.

C. Town's Right to Pay Premiums. All of the policies of insurance referred to in this section shall be written in a form reasonably satisfactory to Town and by insurance companies reasonably satisfactory to Town. Lessee shall pay all of the premiums for insurance and deliver policies, or certificates of policies, to Town. In the event of the failure of Lessee, either to effect insurance in the names called for in this Lease or to pay the premiums for the insurance or to deliver the policies, or certificates of the policies, to Town, Town shall be entitled, but shall have no obligation, to effect such insurance and pay the premiums for the insurance, which premiums shall be repayable to Town. Failure to repay the same shall carry with it the same consequence as failure to pay rent. Each insurer mentioned in this section shall agree, by endorsement on the policy or policies issued by it, or by independent instrument furnished to Town, that it will give to Town thirty (30) days' written notice before the policy or policies in question shall be altered or canceled. Town agrees that it will not unreasonably withhold its approval as to the form or to the insurance companies selected by Lessee.

D. Definition of Full Replacement Value. The term "full replacement value" of improvements as used in this Lease shall mean the actual replacement cost of the improvements from time to time less exclusions provided in the normal fire insurance policy. In the event either party believes that the full replacement value (that is to say, the then replacement cost less exclusions) has increased or decreased, it shall have the right, but, except as provided below, only at intervals of not less than five (5) years, to have such full replacement value re-determined by the insurance company which is then carrying the largest amount of insurance carried on the Premises (referred to as "Impartial Appraiser"). The party desiring to have the full replacement value so re-determined by the Impartial Appraiser shall promptly on submission of the determination to the Impartial Appraiser give written notice of the submission to the other party to this Lease. The determination of the Impartial Appraiser shall be final and binding on the parties to

this Lease, and Lessee shall promptly increase (or may decrease) the amount of the insurance carried pursuant to this section as the case may be to the amount so determined by the Impartial Appraiser. The determination shall be binding for a period of five (5) years, and thereafter until superseded by agreement between the parties to this Lease or by a subsequent redetermination by an Impartial Appraiser. Lessee shall pay the fee, if any, of the Impartial Appraiser unless Town requests appraisal at an interval less than the five (5) year interval provided for herein, or in circumstances not provided for in this section. If during any such five (5) year period, Lessee shall have made improvements to the Premises, Town may have such full replacement value re-determined at any time after the improvements are made, regardless of when the full replacement value was last determined. The party desiring to have the re-determination shall be responsible for all costs and expenses associated with this re-determination.

E. Adjustment of Coverage. In the event that either party shall at any time deem the limits of the personal injury or property damage public liability insurance then carried to be either excessive or insufficient, the parties shall agree on the proper and reasonable limits for insurance then to be carried. Insurance shall thereafter be carried with the limits thus agreed on until further change pursuant to the provisions of this section.

F. Blanket Insurance Policies. Notwithstanding anything to the contrary contained in this section, Lessee's obligations to carry the insurance provided for in this section may be brought within the coverage of a so-called blanket policy or policies of insurance carried and maintained by Lessee. However, the coverage afforded Town shall not be reduced or diminished or otherwise be different from that which would have existed under a separate policy meeting all other requirements of this Lease by reason of the use of the blanket policy of insurance.

G. Insurance Deemed Additional Rent. The cost of insurance required to be carried by Lessee in this section shall be deemed to be additional rent under this Lease.

H. Builder's Risk. During the period of any construction or structural alteration of the Premises or the construction of the initial improvements, Lessee shall also keep in full force and effect, at its sole cost and expense, "Builder's All Risk" insurance against loss or damage on a completed value non-reporting basis from such hazards and in such amounts as the Town may reasonably require.

I. Insurance Carried by Contractors. During the period of any construction or structural alteration of the Premises or the construction of the initial improvements, Lessee and the Town shall also require the construction manager and/or general contractor for the work to maintain (i) for the benefit of Lessee and the Town, as additional insureds, commercial general liability insurance, including products and completed operations coverage, against any claims for personal injury, death and property damage occurring upon, in or about the Premises and on, in and about the adjoining sidewalks and passageways during the construction of the work for at least \$1,000,000 combined single limit, and \$3,000,000 aggregate; (ii) worker's compensation in amounts required by state statute; (iii) employer's liability insurance with limits of not

less than \$1,000,000; and (iv) automobile liability insurance, including the ownership, maintenance and operation of any automotive equipment, owned, hired or non-owned, in an amount not less than \$1,000,000 combined single limit.

J. Certificate of Insurance. Upon execution of this Lease and prior to taking possession of the Premises, the Lessee shall provide the Town with evidence of the required insurance by way of an insurance binder or a certificate of insurance.

SECTION TWENTY-THREE

PROHIBITION OF INVOLUNTARY ASSIGNMENT; EFFECT OF BANKRUPTCY OR INSOLVENCY

A. Prohibition of Involuntary Assignment. Neither this Lease nor the leasehold estate of Lessee nor any interest of Lessee under this Lease in the Premises or in the buildings or improvements on the Premises shall be subject to involuntary assignment, transfer, or sale, or to assignment, transfer, or sale by operation of law in any manner whatever (except through statutory merger or consolidation); any attempt at involuntary assignment, transfer, or sale shall be void and of no effect.

B. Effect of Bankruptcy. Without limiting the generality of the provisions of the preceding Paragraph A of this section, Lessee agrees that in the event any proceedings under the Bankruptcy Act or any amendment to the Act be commenced by or against Lessee, and, if against Lessee, the proceedings shall not be dismissed before either an adjudication in bankruptcy or the confirmation of a composition, arrangement, or plan of reorganization, or in the event Lessee is adjudged insolvent or makes an assignment for the benefit of its creditors, or if a receiver is appointed in any proceeding or action to which Lessee is a party, with authority to take possession or control of the Premises or the business conducted on the Premises by Lessee, and such receiver is not discharged within a period of ninety (90) days after his or her appointment, any such event or any involuntary assignment prohibited by the provisions of the preceding Paragraph A of this section shall be deemed to constitute a breach of this Lease by Lessee and shall, at the election of Town, but not otherwise, without notice or entry or other action of Town, terminate this Lease and also all rights of Lessee under this Lease and in and to the Premises and also all rights of any and all persons claiming under Lessee.

SECTION TWENTY-FOUR

NOTICE OF DEFAULT

A. Default in Rent. Lessee shall not be deemed to be in default under this Lease in the payment of rent or the payment of any other moneys as required or in the furnishing of any bond or insurance policy when required in this Lease unless Town shall first give to Lessee written notice of the default and Lessee fails to cure the default within thirty (30) days after receipt of such notice.

B. Default in Performance of Other Covenants. Except as to the provisions or events referred to in the preceding paragraph of this section, Lessee shall not be deemed to be in default under this Lease unless Town shall first give to Lessee written notice of the default, and Lessee fails to cure the default within the thirty (30) day period after receipt of such notice, or, if the default is of such a nature that it cannot be cured within sixty (60) days, Lessee fails to commence to cure the default within the period of sixty (60) days or fails thereafter to proceed to the curing of the default with all possible diligence.

SECTION TWENTY-FIVE

DEFAULT

In the event of Lessee's default under this Lease the Town, in addition to the other rights or remedies it may have, shall have the immediate right to terminate the Lease and re-enter and remove all persons and property from the Premises. The property may be removed and stored in a public warehouse or elsewhere at the cost and for the account of Lessee. Should Town elect to terminate this Lease and re-let the Premises, the Town may re-let the Premises or any part of the Premises for such term or terms (which may be for a term extending beyond the Term of this Lease) and at such commercially reasonable rental or rentals and on such other commercially reasonable terms and conditions as Town may deem reasonably advisable with the right to make alterations and repairs to the Premises reasonably necessary for the prospective tenant.

On such re-letting, Lessee shall be immediately liable to pay to Town, in addition to any and Rent due under this Lease for prior occupancy, the reasonable expenses of re-letting and of making such necessary alterations and repairs incurred by Town. .

SECTION TWENTY-SIX

TOWN'S RIGHT TO PERFORM

In the event that Lessee by failing or neglecting to do or perform any act or thing provided in this Lease by it to be done or performed, shall be in default under this Lease and such failure shall continue for the period set forth in Section Twenty-Four after written notice from Town specifying the nature of the act or thing to be done or performed, and the Lessee has not commenced to perform such act or thing, then Town may, but shall not be required to, do or perform or cause to be done or performed such act or thing (entering on the Premises for such purposes, if Town shall so elect), and Town shall not be held liable or in any way responsible for any loss, inconvenience, annoyance, or damage resulting to Lessee on account of that election, except for damages caused by the negligence or willful misconduct on the part of the Town or its agents, contractors or employees. Lessee shall repay to Town within sixty (60) days of a demand therefore, the entire expense incurred on account of the election, including reasonable compensation to the agents and employees of Town, which amount shall be deemed additional rent under

this Lease. Any act or thing done by Town pursuant to the provisions of this section shall not be or be construed as a waiver of any such default by Lessee, or as a waiver of any covenant, term, or condition contained in this Lease, or of any other right or remedy of Town, under this Lease.

SECTION TWENTY-SEVEN

FIRE, CASUALTY and EMINENT DOMAIN

A. **"Substantial Damage."** The term "substantial damage" as used herein shall refer to damage which is of such a character that, in the Town's reasonable opinion, the same cannot, in ordinary course, be expected to be repaired within one hundred and twenty (120) regular (i.e., without overtime) working days from the time that such work would commence. Any damage which is not "substantial damage" is "partial damage."

B. **Partial Damage or Taking.** If during the Term of this Lease there shall be partial damage to the Premises by fire or other casualty, or if a portion of the Premises shall be taken by right of eminent domain, and if such damage or taking shall materially and adversely interfere with the Lessee's use of the Premises as contemplated by this Lease, the Town shall proceed to repair such damage or taking within one hundred and twenty (120) days from the occurrence of such damage, provided that Lessee is not then in default of any of its obligations under this Lease.

C. **Substantial Damage or Taking.** If during the Term of the Lease there shall be substantial damage to the Premises by fire or other unavoidable casualty, or if a substantial part of the Premises shall be taken by right of eminent domain, and if such damage or taking shall materially and adversely interfere with the Lessee's use of the Premises as contemplated by this Lease, Town shall promptly repair such damage, unless the Town or the Lessee, within thirty (30) days after the occurrence of such damage, shall give notice to the other of the its election to terminate this Lease. If the Town or Lessee shall give such notice, then this Lease shall terminate as of the date of such notice with the same force and effect as if such date were the date originally established as the expiration date hereof.

If there is substantial damage to the Premises caused by fire or other casualty or if the Premises is taken in whole or in part by a public authority and this Lease is not terminated by Town as provided above, Town shall proceed with reasonable diligence to repair and restore the Premises, or what remains thereof in the case of a partial taking, to their condition prior to such damage, destruction, or taking. If the restoration of the Premises is not substantially completed within one hundred eighty (180) days, Lessee may elect to terminate this Lease on thirty (30) days written notice to the Town, effective on the thirtieth (30th) day after such notice if substantial completion of restoration does not occur within such thirty (30) day period. In the event that the Town by failing or neglecting to do or perform any repairs of damage or taking as provided in this Section Twenty-Seven, then Lessee may, but shall not be required to, do or perform or cause to be done or performed such repairs, and Lessee shall not be held liable or in any way

responsible for any loss, inconvenience, annoyance, or damage resulting to Town on account of that election. The Lessee shall deduct from the Base Rent and/or the Additional Rent due under this Lease the entire expense incurred on account of the election, including reasonable compensation to the agents and employees of Lessee. Any act or thing done by Lessee pursuant to the provisions of this section shall not be or be construed as a waiver of any such default by the Town, or as a waiver of any covenant, term, or condition contained in this Lease, or of any other right or remedy of Lessee, under this Lease or otherwise.

If during the Term of this Lease the Premises shall be substantially damaged by fire or other unavoidable casualty and if such damage shall materially and adversely interfere with the Lessee's use of the Premises contemplated by this Lease, the Base Rent shall abate proportionately for the period in which, by reason of such damage, there is such interference with Tenant's use of the Premises.

All proceeds payable any insurance policies with respect to the Premises shall belong to and shall be payable to Town, except those proceeds related solely to the Lessee's fixtures and equipment.

D. Rights of Recovery. In the event of a taking by eminent domain, the Town shall have, and hereby reserves and excepts, and the Lessee hereby grants and assigns to the Town, all rights to recover for damages to the Premises and the leasehold interest hereby created, and to compensation accrued or hereafter to accrue by reason of such taking or damage, except those damages related solely to the Lessee's fixtures and equipment. Lessee covenants to deliver such further assignments and assurances thereof as the Town may from time to time request, hereby irrevocably designating and appointing the Town as its attorney-in-fact to execute and deliver in the Lessee's name and behalf all such further assignments thereof. Nothing contained herein shall be construed to prevent the Lessee from prosecuting in any condemnation proceedings a claim for the value of any of the Lessee's usual trade fixtures installed in the Premises by the Lessee at the Lessee's expense and for relocation expenses, provided that such action shall not affect the amount of compensation otherwise recoverable hereunder by the Town from the taking authority.

E. Obligation to Repair. In no event shall the Town have any obligation to make any repairs under this section if prevented from doing so by reason of any cause beyond the Town's control, including without limitation, the requirements of any applicable laws, rules or regulations. In addition, intending hereby expressly so to limit the Town's obligation to repair damage to the Premises under this section, the Lessee agrees that the Town's obligation to repair shall be limited to that work for which the proceeds of insurance actually received by the Town are sufficient to pay in full less any applicable deductible, and extend only to repair and restoration of the Buildings located upon the Premises, expressly exclusive of any and all personal property, trade fixtures, equipment, floor and wall covering, and decorative treatment of the Lessee, except to the extent such insurance proceeds related solely to Lessee's personal property, trade fixtures, equipment, floor and wall coverings and decorative treatments.

SECTION TWENTY-EIGHT

SURRENDER OF LEASE

The voluntary or other surrender of this Lease by Lessee, or a mutual cancellation of this Lease, shall not work a merger, and shall, at the option of Town, terminate all or any existing subleases or subtenancies, or may, at the option of Town, operate as an assignment to it of any or all such subleases or subtenancies.

SECTION TWENTY-NINE

NOTICE OF LEASE

Town and Lessee mutually agree to execute herewith a Notice of Lease in recordable form with respect to this Lease, which shall be recorded forthwith by the Lessee with the Barnstable Registry of Deeds, and agree to execute, upon termination of this Lease for whatever cause, a Notice of Termination of Lease in recordable form for recording with said Registry of Deeds.

SECTION THIRTY

ENVIRONMENTAL LAWS

A. "Environmental Laws" means, collectively, any federal, state, or local law, rule or regulation (whether now existing or hereafter enacted or promulgated, as they may be amended from time to time) pertaining to environmental regulations, contamination, clean-up or disclosures, and any judicial or administrative interpretation thereof, including any judicial or administrative orders or judgments, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. §§ 9601 et seq. ("CERCLA"); the Resource Conservation and Recovery Act, 42 U.S.C. §§ 6901 et seq. ("RCRA"); the Clean Water Act, 33 U.S.C. §§ 1251 et seq.; the Clean Air Act, 42 U.S.C. §§ 7401 et seq.; the Superfund Amendments and Reauthorization Act of 1986, 42 U.S.C. §§ 9601 et seq. ("SARA"); the Toxic Substances Control Act, 15 U.S.C. §§ 2601 et seq. ("TSCA"); the Hazardous Materials Transportation Act, 49 U.S.C. Appx. §§ 1801 et seq.; the Massachusetts Hazardous Waste Management Act, Mass.Gen.L. c. 21C §§ 1 et seq.; the Massachusetts Oil and Hazardous Material Release Prevention and Response Act, Mass.Gen.L. c. 21E §§ 1 et seq.; the Massachusetts Toxic Use Reduction Act, Mass.Gen.L. c. 21I §§ 1 et seq.; the Underground Storage Tank Petroleum Product Cleanup Fund, Mass.Gen.L. c. 21J §§ 1 et seq.; or any other applicable federal or state statute or town or county ordinance regulating the generation, storage, containment or disposal of any oil and hazardous wastes, substances and materials (as defined in the Environmental Laws and collectively referred to herein as "Hazardous Materials") or providing for the protection, preservation or enhancement of the natural environment, any rules or regulations promulgated

pursuant to any of the foregoing statutes or ordinances, including but not limited to laws relating to groundwater and surface water pollution, air pollution, transportation, storage and disposal of oil and hazardous wastes, substances and materials, stormwater drainage, and underground and above ground storage tanks; and any amendments, modifications or supplements of any such statutes, ordinances, rules and regulations.

B. Lessee hereby represents, warrants and covenants as follows:

1. Except as may be permitted by and only in accordance with Environmental Laws, Lessee shall not allow any Hazardous Materials to exist or be stored, located, discharged, possessed, managed, processed, or otherwise handled on the Premises, and shall strictly comply with all Environmental Laws affecting the Premises.

2. No activity shall be undertaken on the Premises by Lessee which would cause a release or threatened release of Hazardous Materials into any watercourse, surface or subsurface water or wetlands, or the discharge into the atmosphere of any Hazardous Materials in each case requiring a permit under any Environmental Laws and for which no such permit has been issued.

3. To the extent the release of any Hazardous Materials at or from the Premises is caused by Lessee, Lessee shall, with all due diligence, at its own cost and expense and in accordance with Environmental Laws (and in all events in a manner reasonably satisfactory to the Town), take all actions (to the extent and at the time or from time to time) as shall be necessary or appropriate for the remediation of said releases including all removal, containment and remedial actions. In such event, Lessee shall pay or cause to be paid at no expense to the Town all clean-up, administrative, and enforcement costs of applicable government agencies or the parties protected by such Environmental Laws which may be asserted against the Premises for releases of Hazardous Materials caused by Lessee.

4. Lessee shall provide the Town, in a timely manner, with copies of all notices, documents, records or other information in any way related to the Lessee's obligations under this section or received or created by the Lessee in relation to its obligations under this section.

C. Lessee or the Town shall immediately notify the other party in writing should Lessee or Town become aware of any release or threatened release of Hazardous Materials or the occurrence of any other environmental problem or liability with respect to the Premises or any real property adjoining or in the vicinity of the Premises or such other property which could subject the Town, Lessee or the Premises to a claim under any Environmental Laws.

SECTION THIRTY-ONE

WAIVER

The waiver by Town of, or the failure of Town to take action with respect to, any

breach of any term, covenant, or condition contained in this Lease shall not be deemed to be a waiver of such term, covenant, or condition, or subsequent breach of the same, or any other term, covenant, or condition contained in this Lease. The subsequent acceptance of rent under this Lease by Town shall not be deemed to be a waiver of any preceding breach by Lessee of any term, covenant, or condition of this Lease, other than the failure of Lessee to pay the particular rental so accepted, regardless of Town's knowledge of a preceding breach at the time of acceptance of rent.

SECTION THIRTY-TWO

The Town agrees to execute the Notice of Lease attached hereto as Exhibit D (the "Notice of Lease", which shall be simultaneously executed herewith and recorded by Lessee at the Barnstable County Registry of Deeds.

SECTION THIRTY-THREE

PARTIES BOUND

The covenants and conditions contained in this Lease shall, subject to the provisions as to assignment, transfer, and subletting, apply to and bind the heirs, successors, executors, administrators, and assigns of all of the parties to the Lease.

SECTION THIRTY-FOUR

TIME OF THE ESSENCE

Time is of the essence in this Lease, and in each and every covenant, term, condition, and provision of this Lease.

SECTION THIRTY-FIVE

SECTION CAPTIONS

The captions appearing under the section number designations of this Lease are for convenience only and are not a part of this Lease and do not in any way limit or amplify the terms and provisions of this Lease.

SECTION THIRTY-SIX

GOVERNING LAW

It is agreed that this Lease shall be governed by, construed, and enforced in accordance with the laws of Massachusetts

SECTION THIRTY-SEVEN

ENTIRE AGREEMENT

This Lease shall constitute the entire agreement between the parties. Any prior understanding or representation of any kind preceding the date of this Lease shall not be binding on either party except to the extent incorporated in this agreement.

SECTION THIRTY-EIGHT

MODIFICATION OF AGREEMENT

Any modification of this Lease or additional obligation assumed by either party in connection with this Lease shall be binding only if evidenced in a writing signed by each party or an authorized representative of each party.

SECTION THIRTY-NINE

LANDLORD CONSENT

In each instance where the consent of the Landlord or the Board of Selectmen is required, if the Landlord or the Board of Selectmen, as the case may be, has not given the Lessee written notice of its consent or refusal within forty-five (45) days of the Buyer's written request for such consent, then it shall be deemed to have consented to the Lessee's request.

SECTION FORTY

ADDITIONAL DOCUMENTS

The parties agree to execute whatever papers and documents may be necessary to effectuate the terms of this Lease.

In witness, each party to this agreement has caused it to be executed as a sealed instrument on the date indicated below.

LESSOR
TOWN OF HARWICH
By Its Board of Selectmen

Ed McKen

My. S. J. M. to.

Lawrence P. Cole

Larry Ballantyne

Ruth Wilkins

LESSEE

Harwich Junior Theatre, Inc.

By: Rebecca A. Alden

Name: Rebecca A. Alden

Title: President

PLAN OF LAND

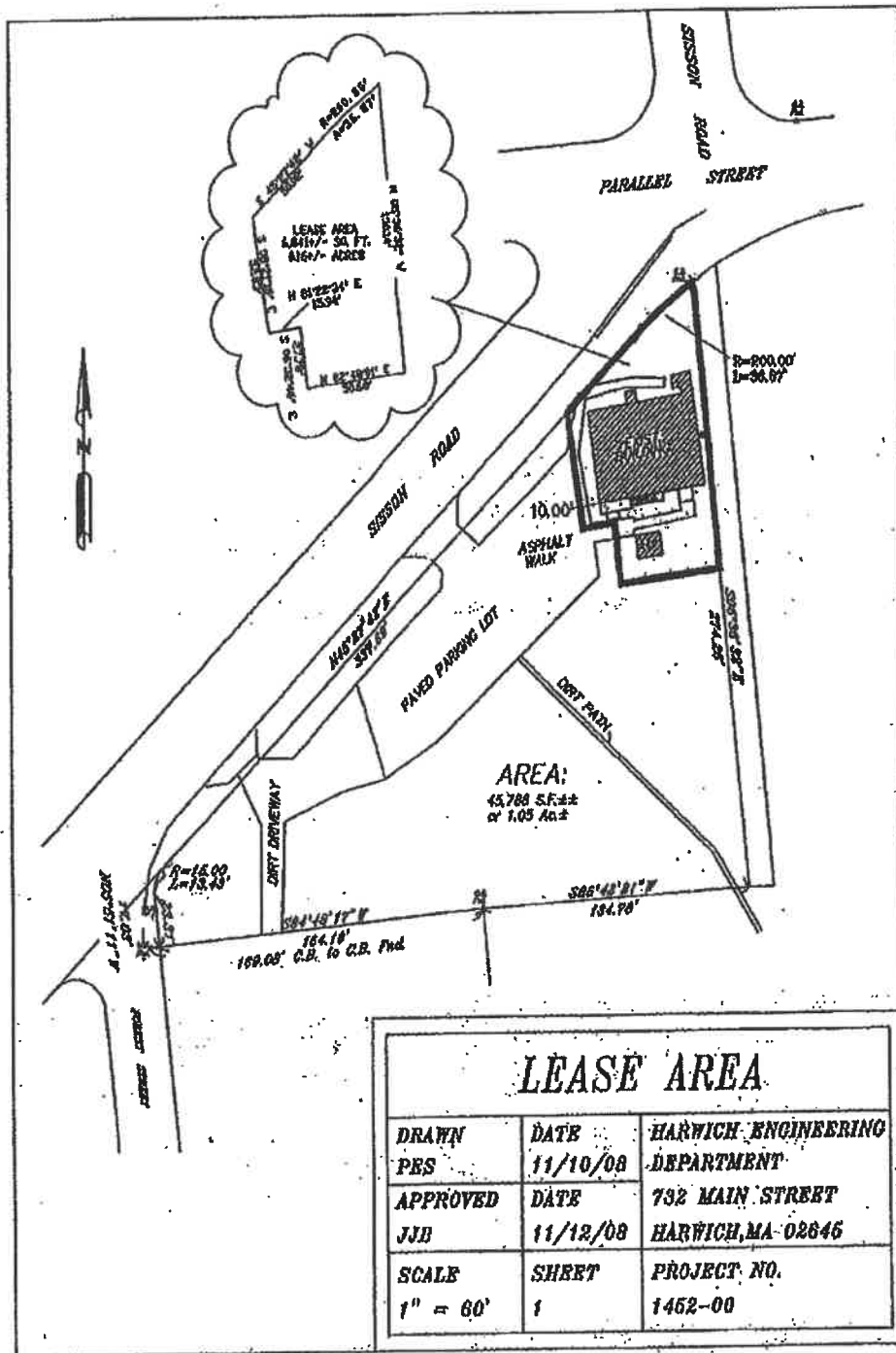


EXHIBIT B

TOWN'S RENOVATIONS PRIOR TO COMMENCEMENT DATE

1. The sills to be replaced with proper connections to the foundation in the areas showing extensive deterioration.
2. Screw jacks or short lally columns to be placed between all supports of the main first floor beam in the addition area. In doing this, new footings will be required to be placed.
3. The main support beam in the original section of the building to be reinforced or replaced due to being under capacity and having extensive deterioration.
4. Approximately 35 ft. in length of the existing deteriorated brick foundation walls to be reinforced by adding a steel reinforced concrete scab wall with offset footing to the interior of the walls.
5. Sister floor joists in the first floor to repair the deteriorated ends near sill areas. Provide connectors and blocking as needed.
6. Entrance way landing on the east side of the building needs to have concrete repair work done for safety issues.
7. The back elevated staircase to have structural repairs to comply with 780 CMR 1028.0 requirements.
8. All pest and insect infestations shall be treated.
9. [Note: Lessee will inspect prior to signing lease.] .

Note: The first and second floor use shall be limited to small groups of 100 persons or less per floor, with no more than 30 persons per room at any given time until the permanent repairs listed in Exhibit B are implemented.

EXHIBIT C

Maintenance and Repair Responsibilities Recreation Building

<u>Responsibility Center</u>	<u>Responsible Party</u>
Building Structure	
Exterior	
Masonry and carpentry repairs to facades or building skin	Landlord
Caulking of walls, panels and framework	Landlord
Painting, maintenance and repair of doors, door framework, and windows	Landlord
Painting and preserving exterior surfaces	Landlord
Roof maintenance including underlying structure	Landlord
Maintenance of gutters and water run-off systems	Landlord
Cleaning and repairs to glass	Tenant
Maintenance of foundations, support systems, and sills	Landlord
Installation, repair, and maintenance of insulation	Landlord
Maintenance, repairs and cleaning of signs	Tenant
Fire egress stairways, landings, and railings	Landlord
Security access hardware	Tenant
ADA access, ramps, and signage	Tenant
Interior	
Walls, maintenance and repairs such as painting, plastering, wallpapering and cove base	Tenant
Maintenance and repairs of metal and wooden doors and associated hardware such as hinges, door knob assemblies, locks and latch assemblies	Tenant
Maintenance and repair of any glass panels or door glass	Tenant
Maintenance and repairs to floors	Tenant
Installation and maintenance of ADA lift to second floor	Tenant
Maintenance of any ADA compliance furnishings and fixtures	Tenant
Reinforcement of floors to meet building uses	Landlord
Heat/Air conditioning	
Repair and replacement of heating plant, pipes, valves, and radiators	Landlord
Modifications to heating systems due to tenant's configuration of interior	Tenant
Cleaning and adjustment of heating system	Tenant
Thermostatic control maintenance and calibrations	Tenant
Installation, repairs, and maintenance to Air Conditioning systems	Tenant

Water and Sewer	
Domestic water supply lines up to and including the water meter	Landlord
Water supply lines within the building	Tenant
Water heater maintenance, repair, and replacement	Tenant
All sewer drainage pipes	Landlord
Sewer systems including pumps and extractors to expel sewerage to exterior	Landlord
External subsurface sewerage disposal system	Landlord
Plumbing	
All water closets, lavatories, urinal and associated piping and hardware (except sewerage as noted above)	Tenant
Towel dispensers and trash containers	Tenant
Partitions and hardware such as hinges, door latch assembly and coat hooks	Tenant
Water fountain piping and refrigeration compressors and controls	Tenant
Floor and storm drains	Landlord
Kitchen facilities including sinks, dishwashers and associated piping	Tenant
Electrical	
Existing power feed to building and circuit breaker/fuse panel	Landlord
Repairs to existing wiring	Landlord
Repairs to wall switches and outlets	Tenant
Additional wiring, outlets, and lighting fixtures	Tenant
Lighting fixture repair and maintenance	Tenant
Replacement of burnt bulbs	Tenant
Replacement of burnt ballasts and starters	Tenant
Exterior lighting including fixtures and timers	Tenant
Maintenance of exterior outlets	Tenant
Fire Protection	
Repair and maintenance of existing fire alarms, smoke detectors and CO detectors	Tenant
Replacement or installation of new fire alarm systems if required by a change in building or fire codes	Landlord
Fire Extinguishers	Tenant
Exit signs and emergency lighting	Tenant
Sprinkler system installation if required by building or fire codes	Landlord
Sprinkler system maintenance	Tenant
Environmental Health and Safety	
Abatement of any hazardous materials or conditions in existing building	Landlord
Exterior Grounds	
Landscaping installation and maintenance	Tenant

Snow and ice removal on stairways and walkways within leased area	Tenant
Maintenance and repair of walkways within leased area	Tenant
Parking area repair and maintenance including cleaning, striping, snow and ice removal	Landlord
Cleaning	
Cleaning of walls, ceilings, floors, windows, fixtures, furniture, bathrooms, kitchen facilities and stairways	Tenant
Trash removal and trash enclosures	Tenant
Miscellaneous	
Kitchen appliances and associated electrical, plumbing, and gas	Tenant
Tenant installed improvements	Tenant
Pest Control (limited to keeping building exterior secure to prevent entry of birds and mammals)	Landlord
Pest Control (other, including insect infestation)	Tenant

EXHIBIT D
NOTICE OF LEASE

NOTICE OF LEASE

In accordance with the provisions of Massachusetts General Laws, Chapter 183, Section 4, notice is hereby given of a lease affecting the premises known as and numbered _____, Barnstable County, Massachusetts, more particularly described in Exhibit A attached hereto (the "Premises"), as follows:

Landlord: Town of Harwich, a municipal corporation in the Commonwealth of Massachusetts, having an address of 732 Main Street, Harwich, Massachusetts 02645.

Tenant: Harwich Junior Theater, a tax exempt 501(c)(3), organized and existing under the laws of the Commonwealth of Massachusetts, having an address of 105 Division Street, West Harwich, Massachusetts.

Date of Lease: July 13, 2009

Term: Twenty-five (25) years, commencing September 1, 2009

Extension Option: One successive option to extend the Term for an additional period not to exceed twenty-five (25) years.

Witness the execution hereof under seal this 13th day of July, 2009.

LANDLORD:
TOWN OF HARWICH,

By: Its Board of Selectmen

TENANT:
HARWICH JUNIOR THEATRE, INC.

By: _____

Name: _____

Title: _____

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

On this _____ day of _____, 200__, before me, the undersigned notary public, personally appeared _____, Selectmen of the Town of Harwich, proved to me through satisfactory evidence of identification, which was _____, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as Selectmen of the Town of Harwich.

Notary Public:
My Commission expires:

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss. On this _____ day
of _____, 200__, before me, the undersigned notary public, personally appeared _____, _____ of Harwich Junior Theatre, Inc., proved to me through satisfactory evidence of identification, which was _____, 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 _____ of Harwich Junior Theatre, Inc.

Notary Public
My Commission expires:

265 Sisson Road
INFO RECEIVED FROM
HARWICH JR. TRUSTEE

#2 ADDENDUM TO HARWICH AFFORDABLE
HOUSING TRUST MINUTES 11-10-25
R L L CLERK

Harwich Junior Theatre

Utilities Payments to Town of Harwich for 265 Sisson Road

Sum of Amount				
Year	Date	Type	Total	
2013	04/19/2013	utilities	1025	
	05/03/2013	utilities	1025	
	06/28/2013	utilities	1023.12	
2013 Total			3073.12	
2014	06/13/2014	utilities	1261.08	
2014 Total			1261.08	
2015	02/14/2015	utilities	1328.02	
2015 Total			1328.02	
2016	09/24/2016	utilities	687.5	
2016 Total			687.5	
2017	08/04/2017	electric	1238.12	
		gas	3184.44	
		water	158.06	
	09/19/2017	water	395.78	
	12/31/2017	utilities	895.14	
2017 Total			5871.54	
2018	02/05/2018	utilities	796.26	
	07/23/2018	electric	109.82	
		gas	380.58	
		water	2.58	
	08/22/2018	electric	88.32	
		gas	61.84	
	10/01/2018	water	49.73	
	10/15/2018	electric	56.24	
		gas	16.34	
	12/10/2018	electric	165.76	
		gas	704.84	
		water	50.62	
	12/31/2018	utilities	54.41	
2018 Total			2537.34	
2019	02/11/2019	utilities	603.45	
	03/13/2019	utilities	492.47	
	04/08/2019	utilities	540	
	05/09/2019	utilities	565.49	
	06/10/2019	utilities	543.42	
	07/18/2019	electric	58.79	
		gas	30.25	
		water	41.45	

Sum of Amount				
Year		Date	Type	Total
2019	08/09/2019	electric	346.73	
		gas	8.49	
	09/19/2019	electric	126.83	
		gas	3.92	
	10/10/2019	electric	149.58	
		gas	27.04	
	11/13/2019	electric	154	
		gas	123.32	
	12/11/2019	electric	139.51	
		gas	269.15	
2019 Total				4223.89
2020	01/07/2020	utilities	65	
		water	75.72	
	02/01/2020	electric	143.59	
	03/01/2020	electric	26.78	
		gas	1041.11	
	03/11/2020	electric	235.36	
		gas	283.49	
	05/02/2020	electric	155.89	
		gas	628.52	
	06/08/2020	electric	205.1	
		gas	360.23	
	07/09/2020	electric	157.35	
		gas	130.35	
	08/12/2020	electric	154.43	
		gas	6.71	
	10/06/2020	electric	58.31	
		gas	14.73	
	10/28/2020	electric	71.69	
		gas	40.71	
	11/23/2020	electric	39.01	
	12/15/2020	electric	68.12	
		gas	96.26	
2020 Total				4058.46
2021	01/20/2021	electric	27.45	
		gas	230.02	
	02/17/2021	electric	79.91	
		gas	696.5	
		utilities	-283.39	
	03/13/2021	electric	88.68	
		gas	513.24	
	04/12/2021	electric	85.36	

Sum of Amount				
Year		Date	Type	Total
2021	2021	04/12/2021	gas	501.75
		05/25/2021	electric	80.16
			gas	214.4
			water	42.74
	07/09/2021	electric	155.13	
		gas	436.53	
	09/01/2021	electric	44.84	
	09/21/2021	electric	68.77	
		gas	17.59	
		water	0	
	10/14/2021	electric	41.27	
		water	0	
	11/15/2021	electric	78.22	
		gas	30.45	
	12/22/2021	electric	89.03	
		gas	19.7	
2021 Total				3258.35
2022	2022	01/13/2022	electric	100.21
			gas	204.57
	03/11/2022	electric	208.58	
		gas	1460.24	
	04/13/2022	electric	103.06	
		gas	567.99	
	05/02/2022	electric	89.06	
		gas	236.79	
	07/21/2022	electric	48.88	
		gas	459.1	
2022 Total				3478.48
2023	2023	04/27/2023	electric	823.49
			gas	2975.75
			water	94.26
	06/02/2023	electric	90.37	
		gas	489.35	
		water	50.68	
	07/12/2023	electric	50.16	
		gas	291.3	
		water	50.68	
	08/28/2023	electric	161.58	
		gas	26.06	
	10/03/2023	electric	85.89	
		gas	22.43	
	12/14/2023	electric	177.96	

Sum of Amount					
Year	Date		Type	Total	
	2023	12/14/2023	gas	91.97	
			water	52.1	
2023 Total				5534.03	
	2024	02/09/2024	electric	193.36	
			gas	967.22	
			water	46.42	
	04/08/2024	electric	226.92		
		gas	1227.06		
		07/05/2024	electric	420.48	
	gas		1321.8		
	water		102.78		
	09/30/2024	electric	360.01		
		gas	51.79		
	2024 Total				4917.84
		2025	03/25/2025	electric	566.9
gas				2701.61	
water				50.68	
07/12/2025		electric	439.56		
		gas	1323.97		
		water	139		
10/29/2025		electric	432.41		
		gas	62.35		
2025 Total				5716.48	
(blank)		(blank)	(blank)		
(blank) Total					
Grand Total				45946.13	

Harwich Junior Theatre

Utilities Payments to Comcast for 265 Sisson Road

Sum of Amount		
Year	Date	Total
2014	06/13/2014	219.39
	06/27/2014	134.80
	07/25/2014	147.16
	08/22/2014	132.80
	09/19/2014	132.80
	10/06/2014	137.97
2014 Total		904.92
2015	01/06/2015	139.94
	02/06/2015	137.15
	03/06/2015	137.15
	04/06/2015	137.18
	05/06/2015	137.18
	06/06/2015	137.18
	07/06/2015	137.68
	09/06/2015	137.74
	10/06/2015	137.72
	11/06/2015	137.72
	12/06/2015	137.72
2015 Total		1,514.36
2016	01/06/2016	142.96
	02/06/2016	142.96
	03/06/2016	142.96
	04/06/2016	142.97
	05/06/2016	168.19
	06/06/2016	168.19
	07/06/2016	167.99
	08/07/2016	168.00
	09/06/2016	168.00
	10/06/2016	167.96
	11/06/2016	109.95
	12/06/2016	116.51
2016 Total		1,806.64
2017	01/06/2017	117.52
	02/06/2017	117.52
	03/06/2017	128.44
	04/06/2017	120.02
	05/06/2017	95.08
	08/06/2017	26.70
	09/06/2017	41.65

Sum of Amount		
Year	Date	Total
2017	10/06/2017	41.65
	11/06/2017	41.65
	12/06/2017	41.65
	2017 Total	771.88
2018	06/07/2018	43.71
	07/06/2018	43.76
	08/06/2018	43.71
	09/02/2018	43.71
	10/06/2018	43.71
	11/06/2018	43.71
	12/06/2018	43.71
	2018 Total	306.02
2019	01/06/2019	46.24
	02/06/2019	46.24
	03/06/2019	46.24
	04/06/2019	46.24
	05/06/2019	46.24
	06/06/2019	46.24
	07/08/2019	46.24
	08/06/2019	46.24
	09/06/2019	46.24
	10/06/2019	46.37
	11/06/2019	46.37
	12/06/2019	46.24
	2019 Total	555.14
2020	01/06/2020	48.75
	02/06/2020	48.75
	03/06/2020	48.75
	04/06/2020	48.75
	05/06/2020	48.75
	06/06/2020	48.75
	07/06/2020	49.26
	08/06/2020	49.27
	09/06/2020	49.27
	10/13/2020	49.27
	12/01/2020	98.54
	2020 Total	588.11
2021	01/06/2021	49.35
	02/06/2021	49.35
	03/06/2021	49.35
	04/06/2021	49.43
	05/06/2021	49.43
	06/06/2021	49.43

Sum of Amount		
Year	Date	Total
2021	07/06/2021	49.43
	08/06/2021	49.43
	09/20/2021	49.11
	10/06/2021	49.25
	11/06/2021	49.25
	12/06/2021	49.25
2021 Total		592.06
2022	01/06/2022	50.70
	02/06/2022	50.70
	03/06/2022	50.70
	04/06/2022	50.68
	05/06/2022	50.68
	06/06/2022	50.68
	07/06/2022	50.68
	08/06/2022	50.68
	09/06/2022	50.68
	10/06/2022	50.65
	11/06/2022	50.65
	12/06/2022	50.65
2022 Total		608.13
2023	01/06/2023	105.52
	02/06/2023	105.52
	03/06/2023	52.76
	04/06/2023	52.81
	05/06/2023	52.81
	06/22/2023	52.81
	07/25/2023	52.82
	08/06/2023	53.39
	09/06/2023	53.39
	10/20/2023	53.52
	11/24/2023	53.52
	12/26/2023	53.52
2023 Total		742.39
2024	01/06/2024	56.52
	02/01/2024	56.52
	03/06/2024	56.52
	03/29/2024	56.52
	04/25/2024	56.44
	06/06/2024	56.48
	07/06/2024	56.48
	08/06/2024	56.66
	09/06/2024	56.66
	10/06/2024	56.72

Sum of Amount		
Year	Date	Total
2024	11/06/2024	56.72
	12/26/2024	65.93
2024 Total		688.17
2025	02/06/2025	65.93
	03/06/2025	65.93
	04/06/2025	65.81
	05/06/2025	65.82
	06/06/2025	65.82
	07/05/2025	65.82
	08/05/2025	65.90
	09/03/2025	65.90
	10/02/2025	66.05
2025 Total		592.98
Grand Total		9,670.80