

Property Address: 74 Oak Street, Billerica, MA (Middlesex North)

GRANT OF EASEMENT

HIDDEN OAKS, LLC, a Massachusetts limited liability company having an address of 1501 Main Street, Suite 15, Tewksbury, Massachusetts 01876 (hereinafter referred to as the Grantor), for consideration of One (\$1.00) dollar, grants to MASSACHUSETTS ELECTRIC COMPANY, a Massachusetts corporation with its usual place of business at 40 Sylvan Road, Waltham, Massachusetts 02451 (hereinafter referred to as the Grantee) with quitclaim covenants, the perpetual right and easement to install, construct, reconstruct, repair, replace, add to, maintain and operate for the transmission of high and low voltage electric current and for the transmission of intelligence, lines to consist of, but not limited to, one (1) pole, (which may be erected at different times) with wires and cables strung upon and from the same and all necessary anchors, guys, and appurtenances (hereinafter referred to as the "OVERHEAD SYSTEM") and "UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM" (hereinafter referred to as the "UNDERGROUND SYSTEM") located in Billerica, Middlesex County, Massachusetts, consisting of lines of buried wires and cables and lines of wires and cables installed in underground conduits, together with all equipment and appurtenances thereto for the transmission of intelligence and for the furnishing of electric service to the herein described premises and others, and without limiting the generality of the foregoing, but specifically including the following equipment, namely: manholes, manhole openings, bollards, handholes, junction boxes, transformers, transformer vaults, padmounts, padmount transformers and all housings, connectors, switches, conduits, cables and wires all located within the easement area of the hereinafter described property.

Said "OVERHEAD SYSTEM" and "UNDERGROUND SYSTEM" are to be located in, through, under, over, across and upon a parcel of land situated on the northerly side of Oak Street, being shown as Lots 224-235, 240-247, 191-210, 157-185, 134-156, and 393-404, on a Plan of Land recorded with the Middlesex County Northern District Registry of Deeds as Plan No. 1 in Plan Book 30 and being further shown on an unrecorded Plan of Land entitled "Hidden Oaks in Billerica, Mass., Hidden Oaks Site Plan, Amanda's / Jaclyn's Way, Billerica, MA, dated February 11, 2016, Dresser, Williams & Way, Inc."

Said "OVERHEAD SYSTEM" is to originate at Pole P.35, which is located on the southerly side of Oak Street, then proceed in a northerly direction from said Pole over, upon and across land of the Grantor to new Pole P.35-1.

WR# 21023724

Address of Grantees:
Mass El. - 40 Sylvan Road, Waltham, Massachusetts 02451

After recording return to:
David J. Aho
National Grid USA
Service Company, Inc.
40 Sylvan Road
Waltham, MA 02451

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And further, said "OVERHEAD SYSTEM" and "UNDERGROUND SYSTEM" (locations of the electrical equipment and other facilities on the hereinbefore referred to premises of the Grantor) are approximately shown on a sketch entitled: "URD; 74 Oak Street, Billerica, MA 01862; Date: 4/28/17; Designer: Pedro Cardoso; Work Request 21023724," a reduced copy of said sketch is attached hereto as "Exhibit A", copies of which are in the possession of the Grantor and Grantee herein, but the final definitive locations of said "OVERHEAD SYSTEM" and "UNDERGROUND SYSTEM" shall become established by and upon the installation and erection thereof by the Grantee.

Also with the further perpetual right and easement from time to time to pass and repass over, across and upon said land of the Grantor as is reasonable and necessary in order to renew, replace, repair, remove, add to, maintain, operate, patrol and otherwise change said "OVERHEAD SYSTEM" and "UNDERGROUND SYSTEM" and each and every part thereof and to make such other excavation or excavations as may be reasonably necessary in the opinion and judgment of the Grantee, its successors and assigns, and to clear and keep cleared the portions and areas of the premises wherein the "OVERHEAD SYSTEM" and "UNDERGROUND SYSTEM" are specifically located, as shown on the sketch herein referred to, of such trees, shrubs, bushes, above ground and below ground structures, objects and surfaces, as may, in the opinion and judgment of the Grantee, interfere with the efficient and safe operation and maintenance of the "OVERHEAD SYSTEM" and "UNDERGROUND SYSTEM" and other related electrical equipment. However, said Grantee, its successors and assigns, will properly backfill said excavation or excavations and restore the surface of the land to as reasonably good condition as said surface was in immediately prior to the excavation or excavations thereof.

If said herein referred to locations as approximately shown on the sketch herein also referred to are unsuitable for the purposes of the Grantee, its successors and assigns, then said locations may be changed to areas mutually satisfactory to both the Grantor and the Grantee herein; and further, said newly agreed to locations shall be indicated and shown on the sketch above referred to by proper amendment or amendments thereto. The Grantor, for itself, its successors and assigns, covenant and agrees with the Grantee, for itself, its successors and assigns, that this Grant of Easement and the location of the Overhead System and Underground System may not be changed or modified without the written consent of the Grantee, its successors and assigns, which consent may be withheld by the Grantee in its sole discretion.

It is the intention of the Grantor to grant to the Grantee, its successors and assigns, all the rights and easements aforesaid and any and all additional and/or incidental rights needed to install, erect, maintain and operate within the Grantor's land an "OVERHEAD SYSTEM" and "UNDERGROUND SYSTEM" for the transmission of intelligence and for the purpose of supplying electric service for the building, buildings or proposed buildings shown on the last herein referred to sketch or amended sketch and the right to service others from said "OVERHEAD SYSTEM" and "UNDERGROUND SYSTEM".

By signing this easement, John Carroll certifies that he is signing in the name of Hidden Oaks, LLC and he is the incumbent Manager, and is empowered to grant the within easement on the terms and conditions stated herein.

It is agreed that the "OVERHEAD SYSTEM and "UNDERGROUND SYSTEM" shall remain the property of the Grantee, its successors and assigns, and that the Grantee, its successors and assigns, shall pay all taxes assessed thereon.

[Signature Page Follows]

For Grantor's title, see deed dated October 8, 2014, recorded with the Middlesex County Northern District Registry of Deeds in Book 28542, Page 169.

Executed as a sealed instrument as of this _____ day of _____, 2017.

HIDDEN OAKS, LLC

By: John Carroll
Its: Manager

Commonwealth of Massachusetts

County of _____ } ss.

On this the _____ day of _____, 2017, before me, the undersigned
Day Month

Notary Public, personally appeared John Carroll proved to me through satisfactory evidence of identity, which was/were _____, to be the person whose
Description of Evidence of Identity

name is signed on the preceding Grant of Easement, and acknowledged to me that he signed it voluntarily for its stated purpose as Manager of Hidden Oaks, LLC.

Signature of Notary Public

Printed Name of Notary

My Commission Expires _____

Place Notary Seal and/or Any Stamp Above

WR# 21023724

The provisions of Massachusetts
General Laws, Chapter 183,
Section 6B, are not applicable.

CONSENT OF MUNICIPALITY

And, by joining in the execution hereof, the TOWN OF BILLERICA, per the terms and conditions of that certain Municipal Regulatory Agreement by and between the Town of Billerica, acting by and through its Board of Selectmen, and Hidden Oaks, LLC dated February 15, 2017, recorded in the Middlesex North Registry of Deeds in Book 31032, Page 222, hereby consents to the easement hereinabove granted to Massachusetts Electric Company. Notwithstanding the language of Section 8 of the Municipal Regulatory Agreement, Massachusetts Electric Company will not be required to take on the duties and obligations of Hidden Oaks, LLC under said agreement.

TOWN OF BILLERICA
BOARD OF SELECTMEN

Andrew N. Deslaurier, Chairman

Edward J. Giroux, Vice Chairman

Kimberly J. Conway, Secretary

George J. Simolaris, Jr., Member

Michael S. Rosa, Member

Commonwealth of Massachusetts

County of _____ } ss.

On this the _____ day of _____, 2017, before me, the undersigned

Notary Public, personally appeared _____ proved to me through satisfactory evidence of identity, which was/were _____, to be the

Description of Evidence of Identity

person whose name is signed on the preceding Grant of Easement, and acknowledged to me that he/she signed it voluntarily for its stated purpose as a Member of the Board of Selectman for the Town of Billerica.

Signature of Notary Public

Printed Name of Notary

My Commission Expires _____

Place Notary Seal and/or Any Stamp Above

Commonwealth of Massachusetts

County of _____ } ss.

On this the _____ day of _____, 2017, before me, the undersigned

Notary Public, personally appeared _____ proved to me through satisfactory evidence of identity, which was/were _____, to be the

Description of Evidence of Identity

person whose name is signed on the preceding Grant of Easement, and acknowledged to me that he/she signed it voluntarily for its stated purpose as a Member of the Board of Selectman for the Town of Billerica.

Signature of Notary Public

Printed Name of Notary

My Commission Expires _____

Place Notary Seal and/or Any Stamp Above

Commonwealth of Massachusetts

County of _____ } ss.

On this the _____ day of _____, 2017, before me, the undersigned
Day Month

Notary Public, personally appeared _____ proved to me through satisfactory
evidence of identity, which was/were _____, to be the
Description of Evidence of Identity

person whose name is signed on the preceding Grant of Easement, and acknowledged to me that
he/she signed it voluntarily for its stated purpose as a Member of the Board of Selectman for the
Town of Billerica.

Signature of Notary Public

Printed Name of Notary

My Commission Expires _____

Place Notary Seal and/or Any Stamp Above

Commonwealth of Massachusetts

County of _____ } ss.

On this the _____ day of _____, 2017, before me, the undersigned
Day Month

Notary Public, personally appeared _____ proved to me through satisfactory
evidence of identity, which was/were _____, to be the
Description of Evidence of Identity

person whose name is signed on the preceding Grant of Easement, and acknowledged to me that
he/she signed it voluntarily for its stated purpose as a Member of the Board of Selectman for the
Town of Billerica.

Signature of Notary Public

Printed Name of Notary

My Commission Expires _____

Place Notary Seal and/or Any Stamp Above

Commonwealth of Massachusetts

County of _____ } ss.

On this the _____ day of _____, 2017, before me, the undersigned
Day Month

Notary Public, personally appeared _____ proved to me through satisfactory
evidence of identity, which was/were _____, to be the
Description of Evidence of Identity

person whose name is signed on the preceding Grant of Easement, and acknowledged to me that
he/she signed it voluntarily for its stated purpose as a Member of the Board of Selectman for the
Town of Billerica.

Signature of Notary Public

Printed Name of Notary

My Commission Expires _____

Place Notary Seal and/or Any Stamp Above

CONSENT OF SUBSIDIZING AGENCY

And, by joining in the execution hereof, the MASSACHUSETTS HOUSING FINANCE AGENCY, per the terms and conditions of that certain Regulatory Agreement by and between the Massachusetts Housing Finance Agency and Hidden Oaks, LLC dated February 24, 2017, recorded in the Middlesex North Registry of Deeds in Book 31032, Page 117, hereby consents to the easement hereinabove granted to Massachusetts Electric Company. Notwithstanding the language of Section 8 of the Regulatory Agreement, Massachusetts Electric Company will not be required to take on the duties and obligations of Hidden Oaks, LLC under said agreement.

MASSACHUSETTS HOUSING
FINANCE AGENCY

By:
Its:

Commonwealth of Massachusetts

County of _____ } ss.

On this the _____ day of _____, 2017, before me, the undersigned
Day Month

Notary Public, personally appeared _____ proved to me through satisfactory
evidence of identity, which was/were _____, to be the
Description of Evidence of Identity

person whose name is signed on the preceding Grant of Easement, and acknowledged to me that
he/she signed it voluntarily for its stated purpose as _____ of the
Massachusetts Housing Finance Agency, duly authorized.

Signature of Notary Public

Printed Name of Notary

My Commission Expires _____

Place Notary Seal and/or Any Stamp Above

WR# 21023724

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HIDDEN OAKS, LLC

TO

MASSACHUSETTS
ELECTRIC COMPANY

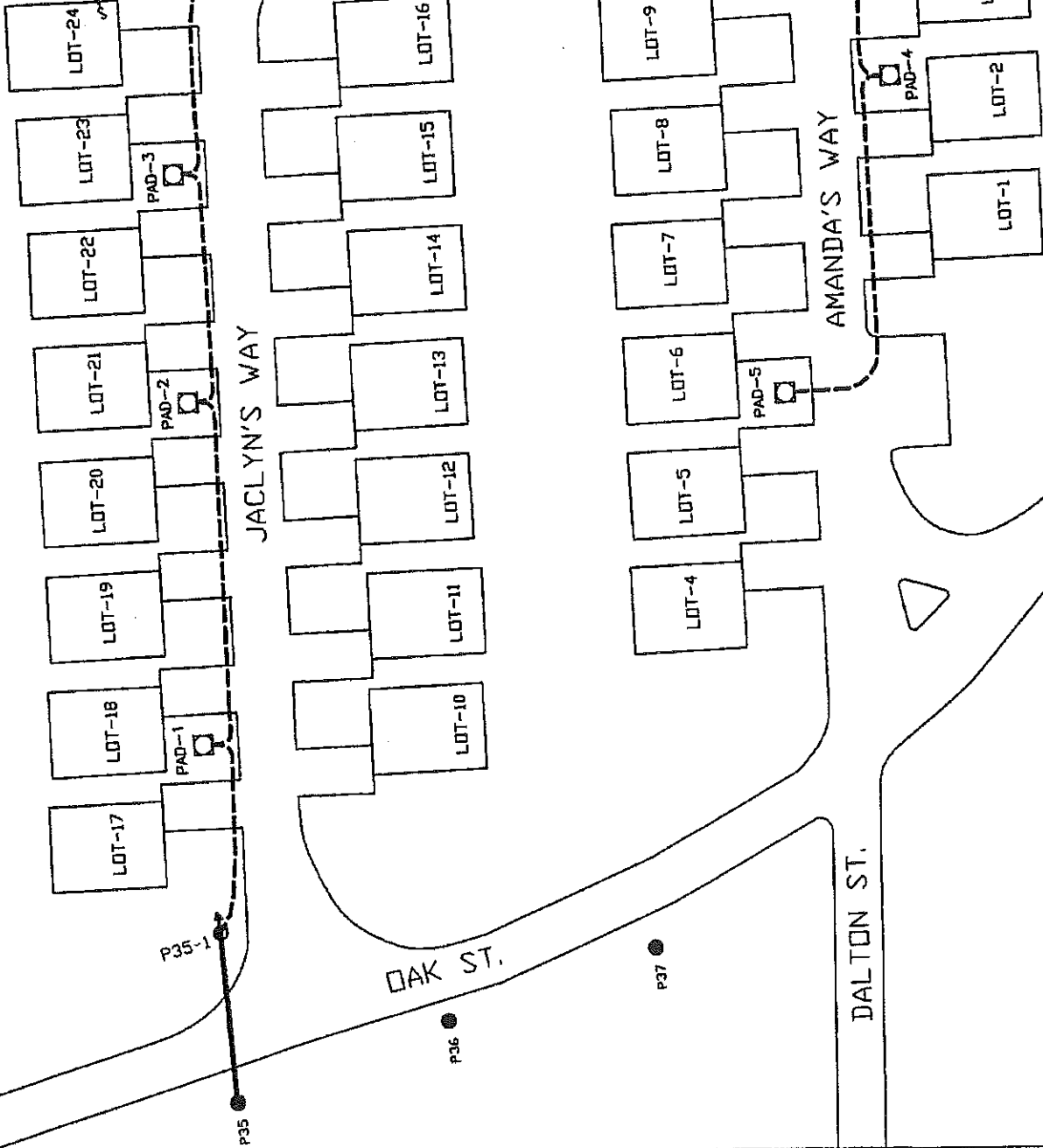
GRANT OF EASEMENT

IM BOX _____

AFTER RECORDING RETURN TO:

DAVID J. AHO
NATIONAL GRID USA
SERVICE COMPANY, INC.
40 SYLVAN ROAD
WALTHAM, MA 02451

Approved By: _____



LEGEND

-  PROPOSED 1PHASE TRANSFORMER
-  PROPOSED POLE
-  PROPOSED ANCHOR & GUY
-  PROPOSED 2-3' CONDUIT WITH 1PH UG PRIMARY CABLE
-  PROPOSED SERVICES

EXHIBIT 'A' NOT TO SCALE
 The exact location of said Facilities to be established by and upon the installation and erection of the Facilities thereof.

74 OAK STREET
 URD
 BILLERICA, MA 01862

Date: 04/28/17
 Designer: PEDRO CARDOSO
 Work Request: 21023724