

**HOST COMMUNITY AGREEMENT FOR MEDICAL MARIJUANA TREATMENT
CENTER, BETWEEN TEMESCAL WELLNESS OF MASSACHUSETTS, LLC AND
THE CITY OF FRAMINGHAM, MASSACHUSETTS**

THIS HOST COMMUNITY AGREEMENT ("Agreement") is entered into this ^{25th} day of ^{JP} May 2022 by and between **TEMESCAL WELLNESS OF MASSACHUSETTS, LLC**, a Massachusetts limited liability company with its main office presently located at **665 Cochituate Road, Framingham, MA** ("OPERATOR") and the **CITY OF FRAMINGHAM**, a Massachusetts municipal corporation with a principal address of 150 Concord Street, Framingham, MA ("CITY").

RECITALS

1. OPERATOR is the lessee of the property at **665 Cochituate Road, Framingham, MA 01701** ("the Premises") owned by David M. Shuman, Trustee of the Dominique Renee Realty Trust, u/d/t/d December 29, 2000 at Book 32372, Page 431, recorded with the Middlesex South District Registry of Deeds at Book 32372, Page 440, which lease is evidenced by a Notice of Lease dated April 11, 2019 and recorded with said Deeds at Book 72464, Page 519 ("Notice of Lease"). The OPERATOR has exercised its expansion rights under the Lease as provided in the Notice of Lease, and the Premises as amended consists of approximately 4,940 square feet. OPERATOR has operated a Medical Marijuana Treatment Center ("MMTC") at the Premises pursuant to a Host Community Agreement with the CITY and the OPERATOR's predecessor in interest Manna Wellness, Inc., dated October 20, 2015;
2. OPERATOR has obtained license MTC965-R from the Cannabis Control Commission to 1) operate an MMTC within the meaning of 935 CMR 501.002, to be co-located with its existing Marijuana Retail Establishment at **665 Cochituate Road, Framingham, MA 01701**; and 2) to sell marijuana and marijuana products for medical use at the Premises in compliance with 935 CMR 501, M.G.L. c. 94G, and M.G.L. c. 94I;
3. OPERATOR expressly understands and agrees that operation of its Marijuana Retail Establishment requires licensure by the Cannabis Control Commission, which in turn shall require a separate Host Community Agreement specific to its Marijuana Retail Establishment. OPERATOR further understands and agrees that it shall be required to apply for a separate Host Community Agreement from the CITY for its Marijuana Retail Establishment, and that the CITY's execution of this Agreement is not a promise or guarantee by the CITY that OPERATOR shall be invited to negotiate a Host Community Agreement for its Marijuana Retail Establishment;
4. OPERATOR has warranted and represented, and the CITY's Senior Planner has verified,

that the OPERATOR'S MMTC is not located within 500 feet, measured in a straight line from the nearest point of the Premises to the nearest point of any pre-existing public or private school providing education in kindergarten or grades 1 through 12;

5. M.G.L. c. 94G, § 3(d), as affected by Chapter 55 of the Acts of 2017 at SECTION.25, currently provides that:

“[a] marijuana establishment or a medical marijuana treatment center seeking to operate or continue to operate in a municipality which permits such operation shall execute an agreement with the host community setting forth the conditions to have a marijuana establishment or medical marijuana treatment center located within the host community which shall include, but not be limited to, all stipulations of responsibilities between the host community and the marijuana establishment or a medical marijuana treatment center. An agreement between a marijuana establishment or a medical marijuana treatment center and a host community may include a community impact fee for the host community; provided, however, that the community impact fee shall be reasonably related to the costs imposed upon the municipality by the operation of the marijuana establishment or medical marijuana treatment center and shall not amount to more than 3 per cent of the gross sales of the marijuana establishment or medical marijuana treatment center or be effective for longer than 5 years. Any cost to a city or town imposed by the operation of a marijuana establishment or medical marijuana treatment center shall be documented and considered a public record as defined by clause Twenty-sixth of section 7 of chapter 4”; and

6. OPERATOR and the CITY enter into this Agreement with the intention of being bound by its terms such that this Agreement shall be fully enforceable by a court of competent jurisdiction.

NOW THEREFORE, in accordance with M.G.L. c. 94G, as affected by Chapter 55 of the Acts of 2017, and the regulations of the Cannabis Control Commission (“COMMISSION”) promulgated thereunder as 935 CMR 501.00, and in consideration of the mutual promises herein contained, the OPERATOR and CITY agree as follows:

1. **Compliance.** OPERATOR shall comply with all laws, rules, bylaws or ordinances, regulations and orders applicable to the operation of an MMTC such provisions being incorporated herein by reference, including, but not limited to:
 - a. M.G.L. c. 94G, as affected by Chapter 55 of the Acts of 2017, and M.G.L. c. 94I and the regulations of the COMMISSION as the same may be amended from time to time; and

- b. the City of Framingham Bylaws and Ordinances applicable to the operation of a MMTC as the same may be amended from time to time; and
- c. the Framingham Planning Board Decision regarding Minor Site Plan Review dated January 10, 2019 and recorded with the Middlesex South Registry of Deeds ("Registry") in Book 72386, Page 159, as affected by the Minor Modification dated March 17, 2022, recorded with the Registry in Book 79919, Page 541, and as the same may be amended from time to time.

OPERATOR shall be responsible for obtaining from the Commission and the CITY all necessary licenses, permits, and approvals required for the operation of its MMTC at the Premises or with continuing compliance with such necessary licenses, permits, and approvals in effect for the continuing operation of the MMTC at the Premises. OPERATOR has consulted with the Board of Health, which has determined that OPERATOR has made adequate provision for odor mitigation and waste disposal OPERATOR shall use of an industrial grinder for disposal of waste containing cannabis or cannabis residue.

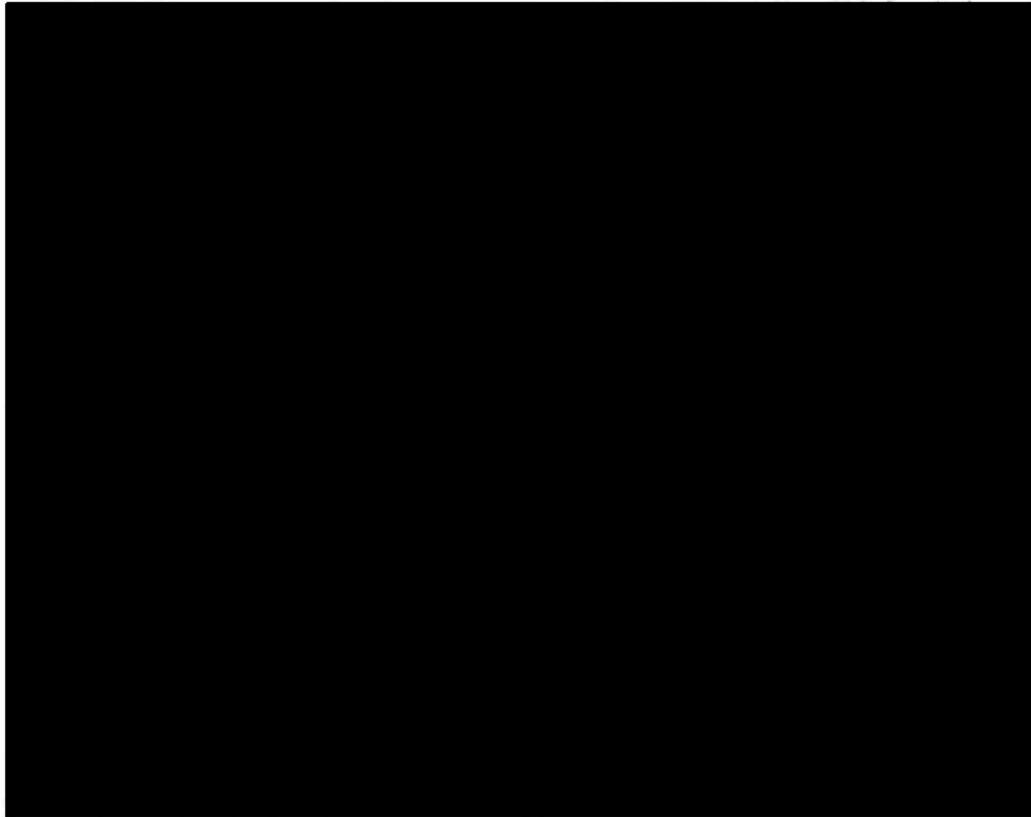
2. **Community Impact Fee.** OPERATOR shall pay to the CITY, an annual community impact fee related to the reasonably related costs imposed on the municipality for the MMTC at the Premises, in such amount allowed and for such duration as provided under M.G.L. c. 94G, § 3(d) as it may be amended, as affected by Chapter 55 of the Acts of 2017 at SECTION 25.
 - a. Payment shall be made as follows, subject to any payment plan negotiated between the City's Marijuana Advisory Team and the Operator: within thirty (30) days of OPERATOR's receipt of documentation provided to the OPERATOR at the end of the calendar year of such reasonably related costs as allowed under M.G.L. c. 94G, § 3(d), as affected by Chapter 55 of the Acts of 2017 at SECTION 25, adjusted for any partial year. The community impact fee shall be capped at the lower of said 3% or such then-current cap as provided in M.G.L. c. 94G, § 3(d) for new host community agreements.
 - b. The Parties further expressly agree that, subject to applicable law, the CITY may treat its community impact fee as general fund revenue pursuant to M.G.L. c. 44, §53 and is not a donation or grant under M.G.L. c. 44, §53A. While OPERATOR is not prevented from making a gift or grant to the City or to any organization in the City for the benefit of the residents of Framingham, OPERATOR is not compelled to make any such gift or grant, and no offset or reduction to the Community Impact Fee shall be made as a result of, or in consideration for, the same.
3. **Financial Reporting:** OPERATOR shall furnish the CITY copies of its periodic financial filings to agencies of the Commonwealth documenting gross sales and gross annual revenues

and copies of its filings to the Commission, Secretary of the Commonwealth's Corporations Division, and the Massachusetts Department of Revenue.

4. **Confidentiality:** To the extent permitted by M.G.L. c. 66, § 10, (the "Public Records Law") any material or information OPERATOR provides to the CITY including certain financial information, investment materials, products, plans, documents, details of company history, know-how, trade secrets, and other nonpublic information related to OPERATOR, its affiliates and operations (collectively, the "Confidential Information") shall be subject to this Confidentiality provision. The CITY (inclusive of its employees, agents, representatives or any other of its affiliated persons) shall not, at any time during the term of this Agreement or thereafter, disclose any Confidential Information to any person or entity, except as may be required by court order or the Public Records Law.
5. **Monitoring and Accounting for Community Impacts.** The OPERATOR may make written request to the CITY for review of the community impact fee. So that the CITY may respond to such request, the OPERATOR agrees that it shall append Police, Fire and Inspectional Services Department incident reports specifically related to the OPERATOR's MMTC occurring within a two-mile radius of the MMTC.

6. **Security.**

a.



b.



7. **Hours of Operation.** OPERATOR may operate during the following hours:

- Monday: 9 am – 10 pm
- Tuesday: 9 am – 10 pm
- Wednesday: 9 am – 10 pm
- Thursday: 9 am – 10 pm
- Friday: 9 am – 10 pm
- Saturday: 9 am – 10 pm
- Sunday: 9am – 10 pm

8. **Parking and Traffic Control.** In addition to receiving Minor Site Plan Review by the Planning Board, as amended, OPERATOR has provided to the CITY and the City has approved the TM&S Plan to address public transit discharge and pickup of passengers.

9. **No Discharge of Patrons on Public Way-No Loitering.** OPERATOR shall not allow discharge and pick up of passengers within any portion of the adjacent state highway, including the breakdown lane, or other public ways, and that OPERATOR shall erect appropriate signage to notify patients and/or customers, transit, taxi, and other drivers who pick up or discharge passengers at the site of such prohibition. OPERATOR shall not allow patients or patrons to congregate or remain outside of its MMTC building or parking lot for more than 15 minutes.

10. **Traffic Management and Security Plan.** 



11. **Incorporation of Minor Site Plan Review Conditions by Reference.** OPERATOR acknowledges that compliance with all conditions set forth in the Framingham Planning Board's Minor Site Plan Review (as amended) is a condition of this Host Community

Agreement, and that any breach of any condition therein, if not cured within a reasonable time, may result in notice of such breach being sent to the Cannabis Control Commission.

12. **Cooperation.** OPERATOR shall maintain a cooperative relationship with the City's Police and Fire Departments and shall meet with both departments on an as-needed basis as determined by the Police and Fire Departments to review operational concerns, cooperate in investigations, and communicate to Framingham Police Department any suspicious activities.
13. **Hiring Framingham Residents.** OPERATOR shall make a diligent effort to hire local, qualified employees to the extent consistent with law and shall work in a good faith, legal and non-discriminatory manner to hire local vendors, suppliers, contractors and builders from the Framingham area where possible.
14. **Personal Property and Real Estate Taxes.** OPERATOR hereby represents that all personal property and real estate taxes, and all water and sewer use charges are paid in full through the current tax period, i.e., March 31, 2022. Further, OPERATOR agrees that at all times during the term of this Agreement, all property, both real and personal, owned or operated by OPERATOR shall be treated as taxable, and that all applicable real estate and personal property taxes for that property shall be paid either directly by OPERATOR or by its landlord.

OPERATOR further agrees that it shall not object or otherwise challenge the taxability of such property and shall not seek a non-profit exemption from paying such taxes and that, notwithstanding the foregoing, if:

- a. any real or personal property owned or operated by OPERATOR is determined to be non-taxable or partially non-taxable, or
- b. the value of such property is abated with the effect of reducing or eliminating the tax which would otherwise be paid if assessed at full value, or
- c. OPERATOR is determined to be entitled or subject to exemption with the effect of reducing or eliminating the tax which would otherwise be due if not so exempted,

then OPERATOR shall pay to the CITY an amount which when added to the taxes, if any, paid on such property, shall be equal to the taxes which would have been payable on such property at full assessed value and at the otherwise applicable tax rate, if there had been no abatement or exemption; this payment shall be in addition to the payment made by OPERATOR under Section 1 of this Agreement.

15. **Water and Sewer Metering:** OPERATOR's Premises is served by municipal water and sewer, the meter(s) for which were read by the CITY on May 12, 2022. OPERATOR expressly understands that illegal connections and inflow into the City's sewer system is expressly prohibited by the Framingham Wastewater Regulations dated May 2015 ("Regulations").

16. Term, Continued Operation and Extension of Term. The term of this Agreement is **three years, terminating on May 13, 2025, unless sooner terminated by:**

- a. revocation of OPERATOR's license by the Commission; or
- b. OPERATOR's voluntary or involuntary cessation of operations; or
- c. the CITY's termination of this Agreement for breach of the conditions contained herein that remain uncured 15 days from the date of notice of such breach.

OPERATOR expressly understands and agrees that its continued operation of its MMTC (either at the Premises or elsewhere in Framingham if the MMTC should relocate) after the end of term of this Agreement, shall require either a renewal of this Agreement upon the same terms (or a new Agreement with new terms) for an additional period of no less than one year nor more than five years.

17. Amendment. This Agreement may be amended by a fully executed mutual written agreement, provided however, that OPERATOR shall have paid all taxes and fees due and payable to the Commission and the CITY as of the date when the OPERATOR executes of such amendment, it being understood that the CITY shall be the final signatory to such amendment.

18. Bond. Prior to commencing operations, OPERATOR provided to the CITY a bond in the sum of Five Thousand and 00/100 (\$5,000.00) to support the orderly dismantling and winding down of the MMTC if the OPERATOR should cease operations, i.e., should not transact business for a period greater than 60 days with no substantial action taken to reopen, excluding any period of force majeure or government shutdown. The CITY's requirement for such bond is analogous to that stated in the Commission's Regulations promulgated as 935 CMR 501.105 (16).

19. Assignment. OPERATOR shall not assign, sublet or otherwise transfer this Agreement, in whole or in part, without the prior written consent of the CITY and shall not assign any of the moneys payable under this Agreement, except by and with the written consent of the CITY. This Agreement is binding upon the parties hereto, their successors, assigns and legal representatives.

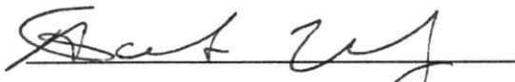
20. No Rights in Third Parties. This Agreement is not intended to, nor shall it be construed to, create any rights in third parties.

21. Notice. Any and all notices or other communications required or permitted under this Agreement shall be in writing and delivered by hand or mailed postage prepaid, return receipt requested, by registered or certified mail or by other reputable delivery service, to the

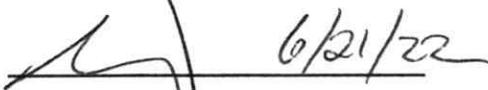
parties at the addresses set forth on Page 1 of this Agreement or furnished from time to time in writing hereafter by one party to the other party. Any such notice or correspondence shall be deemed given when so delivered by hand, if so mailed, when deposited with the U.S. Postal Service, or if sent by private overnight or other delivery service, when deposited with such delivery service.

22. **Severability.** If any term or condition of this Agreement or any application thereof shall to any extent be held invalid, illegal or unenforceable by the court of competent jurisdiction, the validity, legality, and enforceability of the remaining terms and conditions of this Agreement shall not be deemed affected thereby unless one or both parties would be substantially or materially prejudiced.
23. **Governing Law.** This Agreement shall be governed by, construed and enforced in accordance with the laws of the Commonwealth of Massachusetts and OPERATOR submits to the jurisdiction of the Trial Court for Middlesex County for the adjudication of disputes arising out of this Agreement.
24. **Integration.** This Agreement, including all documents incorporated herein by reference, constitute the entire integrated agreement between the parties with respect to the matters described. This Agreement supersedes all prior agreements, negotiations and representations, either written or oral, and it shall not be modified or amended except by a written document executed by the parties hereto.

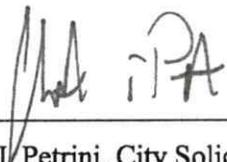
OPERATOR Executed this 25 day of May, 2022


By: Alexander Hardy,
Its duly authorized CEO

CITY OF FRAMINGHAM Executed this day of May, 2022


Charles J. Sisitsky, Mayor

APPROVED AS TO FORM Executed this ^{14th} day of ^{June,} ~~May~~, 2022 ^{OSP}



By: Christopher J. Petrini, City Solicitor