

## MEMORANDUM OF AGREEMENT

This Memorandum of Agreement (the “Agreement”) entered into this 10th day of August, 2020 by and between The Harvest Club, LLC, a duly organized Massachusetts limited liability corporation with a principal office address of 153 Main St. Ste 222, North Reading, MA 01864, (the “Company”) and Town of Littleton, acting by and through its Board of Selectmen, with a principal address at 37 Shattuck Street, Littleton, Massachusetts, 01460 (the “Town”). The Town and the Company are collectively referred to as the Parties.

WHEREAS, the Company proposes to locate an adult use marijuana cultivation, processing and product manufacturing containing a maximum of 35,000 square feet of canopy (the “Facility”) at property located at 2-3 Monarch Drive, Littleton, Massachusetts, 01460 (the “Premises”); and

WHEREAS, the Company is interested in making a positive impact in the Littleton community and, in furtherance of that end, wishes to make an annual contribution to the Town of Littleton, to be directed to such purpose or purposes of benefit to the community as may be selected by the Board of Selectmen.

NOW THEREFORE, in consideration of the provisions of this Agreement and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

The Company shall pay to the Town on or before the date of commencement of operation at the Facility, and on the anniversary thereof for each of the next four (4) years, \$5,000.00 for use towards purposes of community benefit to the Town of Littleton. The Town may direct the above referenced payments to projects and/or areas of importance to the Littleton community, as may be chosen by the Board of Selectmen, as it deems appropriate in its sole discretion. The parties hereby recognize and agree that the community benefit payment to be paid by the Company as discussed herein shall not be deemed a community impact fee subject to the requirements or limitations set forth in G.L. c.94G, §3(d).

In witness whereof, the parties have hereafter set faith their hand as of the date first above written.

TOWN OF LITTLETON BOARD OF  
SELECTMEN

By:

DocuSigned by:



Cynthia Napoli, Chair

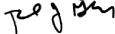
THE HARVEST CLUB

By:

Title:

Charles Decoste, Vice Chair

DocuSigned by:



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Paul Glavey

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Joseph Knox

Matthew Nordhaus