



2014 00003190

Bk: 52587 Pg: 21 Page: 1 of 5

Recorded: 01/15/2014 03:09 PM

ATTEST: Francis M. Roache, Register

Suffolk County Registry of Deeds

FIRST AMENDMENT TO LAND DISPOSITION AGREEMENT

This FIRST AMENDMENT TO LAND DISPOSITION AGREEMENT (this "First Amendment") is made and entered into this 2nd day of January, 2014, by and between the BOSTON REDEVELOPMENT AUTHORITY, a public body, politic and corporate, organized and existing pursuant to Chapter 121B of the Massachusetts General Laws, as amended, with an address of One City Hall Plaza, Boston, MA 02201-1007 (the "Authority"), and Anwar Kazmi and Hassan El-Alami, duly authorized, as Trustees of the ISLAMIC SOCIETY OF BOSTON TRUST u/d/t dated November 30, 1993 and recorded on December 2, 1993 in the Middlesex South District Registry of Deeds in Book 23988, Page 46, a certified copy of which is recorded with Suffolk Registry of Deeds as Instrument No. 613 On March 13, 2003 (the "Redeveloper").

BOOK 30831 AT PAGE 228

RECITALS:

WHEREAS, the Authority and Redeveloper are parties to that certain Land Disposition Agreement dated May 16, 2003 and recorded with the Suffolk Registry of Deeds at Book 31468, Page 71 (the "LDA"), relating to certain land commonly referred to as Parcel R-14 in the Campus High School Urban Renewal Area, Project No. Mass. R-129; and

WHEREAS, On August 15, 2013 the Authority authorized the Director to execute an amendment to the LDA;

WHEREAS, the Authority and the Redeveloper wish to amend the LDA;

NOW, THEREFORE, for One Dollars (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Authority and Redeveloper agree as follows:

- 1. Sections 1.01 h. and i. of the LDA are hereby deleted in their entirety and the following new sections 1.01 h. and i. are inserted in place therefor:

100 MALCOLM X BOULEVARD, ROXBURY, MA

- “h. “Final Working Drawings and Specifications” shall mean complete working drawings and specifications, suitable for bidding, including such drawings and specifications for façade treatment, samples of materials, and are incorporated herein by reference and made a part hereof.
 - i. “Improvements” shall mean a mosque, cultural center, school, housing, a wash room, a café and a gift shop, landscaping and related improvements to be accomplished by the Redeveloper pursuant to the Final Working Drawings and Specifications.”
- 2. Sections 3.03 a. and b. are hereby deleted in their entirety and the following new sections 3.03 a. and b. are inserted in place thereof:
 - “ a. Subject to delays caused by “Force Majeure” events (as defined below), the Redeveloper shall begin the construction of Phase I of the Improvements on the Property in accordance with the approved Final Working Drawings and Specifications not later than sixty (60) days after delivery of the Deed to the Redeveloper. Subject to delays caused by “Force Majeure” events (as defined below), the Redeveloper shall begin construction of Phase II of the Improvements on the Property in accordance with the approved Final Working Drawings and Specifications not later than December 31, 2016. “Force Majeure” shall mean all events beyond a party’s reasonable control, including, without limitation, war, civil commotion, labor disputes, strikes, fire, flood or other casualty, shortages of labor or material, government regulation or restriction and weather conditions.
 - b. The Redeveloper shall diligently prosecute to completion the construction of the Improvements on the Property and, subject to delays caused by Force Majeure, shall complete such construction of Phase I of the Improvements not later than nineteen (19) months from the date of the delivery and conveyance of the Deed, or as may be extended by permission of the Authority, which shall not be unreasonably withheld and shall complete construction of Phase II of the Improvements not later than two (2) years from the issuance of the building permit for the construction of the Phase II of the Improvements issued by the City of Boston Inspectional Services Department.”
- 3. The LDA, as modified by this First Amendment, remains in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, the parties have executed this First Amendment as a sealed instrument as of the date first above written.


Signed, sealed, delivered
in the presence of:

BOSTON REDEVELOPMENT AUTHORITY



Name: *Hossana Aljabri*

(Witness for Anwar Kazmi and
Hassan El-Alami)

By: 

Name: Peter Meade
Title: Director

ISLAMIC SOCIETY OF BOSTON TRUST

Name:

By: 

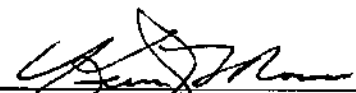
Name: Anwar Kazmi
Title: Trustee, duly authorized

Name:

By: 

Name: Hassan El-Alami
Title: Trustee, duly authorized

APPROVED AS TO FORM:

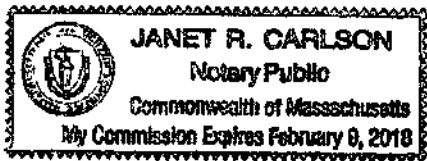


Kevin J. Morrison
General Counsel
Boston Redevelopment Authority

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 2nd day of January, ²⁰¹⁴~~2013~~, before me, the undersigned notary public, Peter Meade, Director of the Boston Redevelopment Authority, proved to me through satisfactory evidence of identification, which was personal knowledge of identity, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purposes as Director of and on behalf of the Boston Redevelopment Authority.



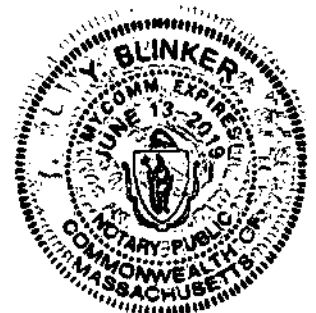
Janet R. Carlson
Notary Public
My commission expires: February 9, 2018

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 23 day of December, 2013 before me, the undersigned notary public, personally appeared before me the above-named Anwar Kazmi, the Authorized Signatory of Islamic Society of Boston Trust, and proved to me through satisfactory evidence of identification, which was personal knowledge of identity, to be the person whose name is signed on the preceding document, and acknowledged to me that (s)he signed it voluntarily for its stated purpose as Authorized Signatory of and on behalf of Islamic Society of Boston Trust.

Y. Blinker
Notary Public
My commission expires: 6/13/19



COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 23 day of December, 2013 before me, the undersigned notary public, personally appeared before me the above-named Hassan El-Alami, the Authorized Signatory of Islamic Society of Boston Trust, and proved to me through satisfactory evidence of identification, which was personal knowledge of identity, to be the person whose name is signed on the preceding document, and acknowledged to me that (s)he signed it voluntarily for its stated purpose as Authorized Signatory of and on behalf of Islamic Society of Boston Trust.

J. Blinker

Notary Public

My commission expires: 6/13/19

