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**MASTER DEED
OF THE
20 KENT COURT CONDOMINIUM**

Krypton, LLC, a Massachusetts limited liability company, having a usual place of business at 17 Village Street #1, Somerville, MA 02143, hereinafter referred to as "Declarant", being the Owners of certain premises in Somerville, Middlesex County, Massachusetts, described in Exhibit A hereto (the "Premises"), by duly executing and recording this Master Deed, hereby submits said Premises to the provisions of Chapter 183A of the General Laws of Massachusetts and propose to create and do hereby create a Condominium (the "Condominium") to be governed by and subject to the provisions of said Chapter 183A, as amended, and to that end hereby declare and provide as follows:

1. NAME:

The name of the Condominium shall be:

20 KENT COURT CONDOMINIUM

2. DESCRIPTION OF THE LAND:

The land on which the building and improvements are located is more particularly described in Exhibit A attached hereto and made a part hereof, which land and buildings are subject to and have the benefit of, as the case may be, the easements, encumbrances, restrictions, and appurtenant rights set forth and contained in said Exhibit A.

3. DESCRIPTION OF BUILDING:

The description of the building (the "Building") comprising the Condominium, stating the number of stories, the number of Units, and the principal materials of which it is constructed is set forth and described in Exhibit B attached hereto and made a part hereof.

4. DESCRIPTION OF THE UNITS AND UNIT BOUNDARIES:

The Condominium Units and the designations, locations, approximate areas, number of rooms, immediately accessible common areas and other descriptive specifications thereof are as set forth in Exhibit C attached hereto and made a part hereof, as shown on the Plans of the Condominium to be recorded herewith.

20 Kent Court Somerville
Plan 300 of 2018

5. COMMON AREAS AND FACILITIES:

The common areas and facilities of the Condominium (hereinafter sometimes called "Common Elements" or "Common Areas and Facilities") comprise and will consist of:

(a) The land, together with and subject to all easements, encumbrances, restrictions, and appurtenances described in Exhibit A;

(b) The access ways, walkways, sidewalks, driveways, unexcavated areas and the improvements thereon and thereof, including without limiting the generality of the foregoing, walls, fences, steps, sillcocks, lighting fixtures, and plants; SUBJECT HOWEVER, to the exclusive easements and rights to use certain porches, parking spaces and storage areas as hereinafter provided;

(c) All areas of the building comprising the Condominium and all facilities, installations, and improvements therein which are not within the boundaries of the Units as defined in this Master Deed, including without limiting the generality of the foregoing:

(1) The foundations, structural elements, columns, beams, studs, joists, supports, fire walls, walls between Units, and walls between the common areas and the Units;

(2) The Building entrance, gate, entrance halls, halls, stairways, heating and plant room, electrical equipment room, if any, and other spaces as may be shown on the Plans of the Condominium recorded herewith;

(3) All conduits, ducts, pipes, plumbing, wiring, electrical meters, and other facilities for the furnishing of utility services which are contained in portions of the building contributing to the structure or support thereof, provided, nevertheless, that all such facilities contained within any Unit which serve parts of the Condominium other than the Unit within which such facilities are contained shall be included as common facilities;

(4) Installations of central services, including all equipment attendant thereto, excluding equipment contained within or servicing a single Unit. Equipment which services a single Unit shall be considered part of such Unit and shall be maintained and repaired solely by the Owner of the Unit so serviced; and

(5) All other apparatus and installations existing in the building for common use or necessary or convenient to the existence, maintenance, or safety of the building, PROVIDED HOWEVER, that certain Units shall have as appurtenant to such Units certain exclusive rights as those rights may be set forth in various paragraphs hereunder;

(d) All other items listed as such in Massachusetts General Laws, Chapter 183A and located on the land.

6. DETERMINATION OF PERCENTAGE INTEREST IN COMMON ELEMENTS:

The Owners of each Unit shall be entitled to an undivided interest in the Common Elements in the percentages set forth in Exhibit C hereto for such Unit. The percentages of interest of the respective Units in the Common Elements have been determined upon the basis of the approximate relation which the fair market value of each Unit on the date hereof bears to the aggregate fair market value of all Units on this date. Said common areas and facilities, including those common areas to which certain Units have as appurtenant to them exclusive rights and easements of use as such may be designated in Exhibit C hereto, shall be subject to the provisions of the 20 Kent Court Condominium Trust and the By-Laws set forth therein, if any, herein referred to, and the use and maintenance thereof.

MAINTENANCE AND REPAIR OF EXCLUSIVE EASEMENTS AND RIGHTS OF USE: Those common areas and facilities of the Condominium described hereinbefore, subject to exclusive easements and rights of use appurtenant to the Units, if any, as such may be designated in Exhibit C hereto shall be maintained in good repair by, and at the sole expense of the Unit Owner benefiting from such exclusive easement and right of use or lease (who shall also reimburse the Trust for the cost of any repairs or damage thereto caused or permitted by such Unit Owner's negligence, misuse, or neglect). If the Owner of any such Unit shall fail or neglect so to maintain any such areas, the Trustees may do so and charge such Unit Owner for the costs thereof, and such Unit Owner shall be liable therefore.

7. FLOOR PLANS:

The verified floor plan of the building showing the layout, location, Unit numbers and dimensions of the Units and other such matters as are required by law, are attached hereto.

8. USE OF BUILDING AND UNITS:

The purposes for which the building and Units are intended to be used are as follows:

(a) The Building and each of the Units are intended only for residential purposes or accessory purpose permitted by the zoning ordinances of the City of Somerville, PROVIDED HOWEVER, that any such accessory use does not unreasonably interfere with the quiet enjoyment of another Unit. In the event a Unit is used for residential purposes, no such use may be made of such Unit except by the owner thereof or his permitted lessees and the members of their immediate families, or for no more than

three persons unrelated by blood or marriage.

9. RESTRICTIONS ON THE USE OF UNITS:

The restrictions on the use of the Units are as follows:

(a) No Unit shall be used or maintained in a manner contrary to or inconsistent with the comfort and convenience of the occupants of the Units, the provisions of the 20 Kent Court Condominium Trust, the By-Laws set forth therein and the rules and regulations promulgated pursuant thereto;

(b) The Owners of any Unit may at any time and from time to time change the use and designation of any room or space within such Unit, subject to the provisions of Sections 8 and 9 hereof, and may modify, remove and install non-bearing walls lying wholly within such Unit, provided, HOWEVER, that any and all work with respect to the removal and installation of interior non-bearing walls or other improvements shall be done in a good and workman-like manner, pursuant to a building permit duly issued therefor (if required by law) and pursuant to plans and specifications which have been submitted to and approved by the Trustees of the 20 Kent Court Condominium Trust, hereinafter referred to, which approval shall not be unreasonably withheld or delayed;

(c) Except on unanimous written approval of the Trustees of the 20 Kent Court Condominium Trust, in order to preserve the architectural integrity of the building and the Units, without modification, and without limiting the generality thereof, no awning, screen, antenna, sign, banner, or other device, and no exterior change, addition, structure, projection, decoration, or other feature, or exterior color, or exterior material, or exterior finishes, shall be erected or placed upon or attached to any Unit or any part thereof, no addition to or change or replacement (except, so far as practicable, with identical kind) of any exterior light, door knocker, or other exterior hardware, exterior Unit door, door frames or window frames, shall be made and no painting or other decoration shall be done on any exterior part or surface of any Unit nor on the interior surface of any window, further subject to all restrictions stated in the description of land on which the building is located in Exhibit A attached hereto;

(d) The limitations on use and restrictions set forth in Sections 8 and 9 shall be for the benefit of the Owners of the Units and the Trustees of 20 Kent Court Condominium Trust as the persons in charge of the Common Elements, shall be enforceable solely by said Trustees, and shall, insofar as permitted by law, be perpetual; and to that end, such limitations on use and restrictions may be extended by said Trustees at such time or times and in such manner as permitted or required by law for the continued enforceability thereof. Said restrictions may be waived in specific cases by unanimous written approval of such Trustees; and

(e) Any designation of or use of common areas or construction in or on the common areas for the benefit of one or more Units but not all Units, must, before construction is begun, be approved by an Amendment to the Master Deed signed by One Hundred (100.00%) percent of the Unit Owners (and their mortgagees if required) and by a majority of the Trustees, and shall be subject to the same requirements as stated in subparagraph (b) of this Section 9. Notwithstanding the foregoing, with respect to construction in or on any portion of the common areas to which a Unit Owner individually has an exclusive right to use, same must, before construction is begun, be approved in writing by the owner(s) of any Unit(s) directly abutting such limited common area or whose Unit(s), are directly affected thereby as well as be approved by all of the Trustee(s) in writing, and shall similarly be subject to the requirements of subparagraph (b) of this Section 9. The cost of preparing and recording the Amendment to the Master Deed in the case of designation of Limited Common Area or the cost of obtaining written approval of affected Unit Owners and trustees in the case of construction in or on previously designated Limited Common Areas shall be borne by the Unit(s) being benefited;

(f) Owners of the Units may not transfer their Units without the appurtenant right to the portions of the Common Elements which they have an exclusive right to use;

(g) No Unit shall be maintained at an ambient temperature of less than forty-five degrees (45°) Fahrenheit during such time or times as is necessary to prevent the freezing of any and all pipes within the Buildings;

(h) No nuisance shall be allowed in or upon the Condominium nor shall any use or practice be allowed which interferes with the peaceful possession or proper use of the Condominium by its residents and occupants.

Smoking: There shall be no smoking of any materials anywhere on the Common Areas of the Condominium, including all exterior Exclusive Use areas, by any Unit Owners, or their tenants, occupants, agents, visitors, invitees, family members, members of the public, and the like. Smoking is hereby defined as inhaling, exhaling, carrying, or possessing any lighted smoking material of any kind or other product containing any amount of tobacco, marijuana, or other similar heated or lit product whether or not containing tobacco designed to be combusted and inhaled, including but not limited to vaporizers, electronic cigarettes, or e-cigarettes. Smoking shall be permitted in individual Units, provided that such smoking shall not cause secondhand smoke to drift into indoor Common Areas, other Exclusive Use Areas, or other individual Units.

The Board of Trustees shall have the right, but not the obligation, to enforce this smoking restriction if the Board determines, in its sole discretion, that it is appropriate to do so in any individual case or circumstance. If the Board of Trustees determines to take any such action, then in addition to its other rights and remedies under the constituent documents of the Condominium, at law, and in equity, the Board of Trustees

shall be entitled to recover its costs and expenses, including all attorneys' fees and court costs, incurred in enforcing this restriction

(i) No legally immoral, improper, offensive, or other unlawful use shall be made of the Condominium, or any part thereof, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed. Violations of laws, orders, rules, regulations or requirements of any governmental agency having jurisdiction thereof, relating to any Unit shall be eliminated by and at the sole expense of the Owner of said Unit and those relating to the Common Elements shall be eliminated by the Trustees, except as may be otherwise provided for herein;

(j) No use of the Common Elements shall be made save for the furnishing of the services and facilities for which they are reasonably suited and which are incident to the use and occupancy of the Units;

(k) No Unit Owner shall place or cause to be placed in or on any of the Common Elements, other than the storage area or other area to which such Unit Owner has exclusive rights, any furniture, packages, or objects of any kind. No public hall, corridor, vestibule, passageway or stairway shall be used for any purpose other than normal transit there through or such other purposes as the Trustees may designate;

(l) No Unit, or other area to which a Unit Owner has exclusive rights, shall be maintained or used in such a manner as to detract from the value of the other Units or the Condominium as a whole;

(m) All maintenance and use by Unit Owners of the yards, decks, porches, and all other facilities shall be done so as to preserve the appearance and character of the same and of the Condominium without modification;

(n) No Unit Owner shall alter his Unit in such a way as to permit sound, vibration, light or odors to be more readily transmitted to other Units, the Common Elements or neighboring buildings. The volume of radios, stereos, audio systems, televisions, musical instruments, and the like shall be kept down between 11 p.m. and 8 a.m. and shall at all times be kept at a level that will not disturb or annoy the occupants of other Units;

(o) Unit Owners may keep in their Units, without the approval of the Trustees, dogs, cats, or other household pets, no greater than two in number, provided that the such pets are not kept, bred, or maintained for any commercial purposes, and provided further that the owner of any pet promptly repairs any damage caused by the pet on the Condominium property. The Trustees, in their sole discretion, may require that any pet (including pets owned by Unit Owners at the time of purchase of their Units) causing or creating a nuisance or unreasonable disturbance or noise no longer be kept in the Condominium and shall give written notice to that effect to the Unit Owner of the Unit in which such pet is being kept. Any Unit Owner receiving such notice shall cause such pet to be removed from the Condominium within seven (7) days. In no event shall any

dog or other animals be permitted in any portion of the Common Elements, unless carried or on a leash. In the event that any pet shall deposit any animal waste on any Common Area, or any Common Area which is the subject of any exclusive easement, the Owner of such pet shall immediately clean up any such waste. The foregoing sentence shall not be construed as permission to any Unit Owner to allow such waste depositing to occur in any area of the Condominium, and such occurrences may be considered a "nuisance" by the Trustees in the application of their authority under the provisions of this Paragraph or as they may otherwise be empowered by the terms of the Master Deed and/or Condominium Trust;

(p) Rental/Leasing:

1. Unless otherwise restricted under other agreement duly recorded, any Unit Owner may lease or rent his Unit, subject, however, to the following conditions:

(a) Any lease, or occupancy agreement, shall:

(i) be in writing and apply to the entire Unit, and not merely a portion thereof; and

(ii) no unit estate and no portion of any Unit, may be leased for a period of less than six (6) months or more than one (1) year, or rented, leased, let, transferred or used for transient occupancy, including without limitation under any so-called "couch surfing" internet websites such as "airbnb.com" and other websites that offer similar services, and including without limitation under any timeshare, fractional ownership, interval exchange (whether based on exchange of occupancy rights, cash payments, reward programs or other point or accrual systems) or other membership plans or arrangements through which a participant in the plan or arrangement acquires an ownership interest in a Unit with attendant rights of periodic use and occupancy or acquires contract rights to such periodic use and occupancy of a Unit or a portfolio of accommodations including a Unit, without the prior written consent of a majority of the Trustees of the Condominium Trust, each of which may withhold their consent in their sole and absolute discretion; and

(iii) renewal of such leases or rental or occupancy agreements shall be contingent upon written approval of a majority of the Trustees of the Condominium Trust, which approval shall not be unreasonably withheld or delayed.

(iv) expressly provide that the lease, or occupancy agreement shall be subject in every respect to the Master Deed of the Condominium, the Declaration of Trust of the Condominium Trust, and the By-Laws and Rules and Regulations thereof, as the same have been amended most recently prior to the execution of the lease, or occupancy agreement; and

(v) contain the following notice, in capital letters, double spaced:

"THE APARTMENT UNIT BEING LEASED (RENTED) UNDER THIS LEASE (OCCUPANCY AGREEMENT) IS LOCATED IN A CONDOMINIUM BUILDING - NOT A RENTAL APARTMENT HOUSE. THE CONDOMINIUM BUILDING IS OCCUPIED BY THE INDIVIDUAL OWNERS OF EACH UNIT (EXCEPT FOR CERTAIN UNITS, SUCH AS THIS ONE, WHICH ARE BEING OCCUPIED BY TENANTS). THE TENANT UNDERSTANDS THAT HIS OR HER NEIGHBORS IN THE BUILDING ARE (EXCEPT AS AFORESAID) THE OWNER OF THE HOMES WHICH THEY OCCUPY, AND NOT TENANTS LIVING IN A RENTAL APARTMENT HOUSE. THE TENANT, BY SIGNING THIS LEASE (OCCUPANCY AGREEMENT) ACKNOWLEDGES THAT HE OR SHE HAS BEEN FURNISHED WITH A COPY OF THE MASTER DEED OF THE CONDOMINIUM, THE DECLARATION OF TRUST OF THE CONDOMINIUM TRUST, AND THE BY-LAWS AND RULES AND REGULATIONS THERETO, AND THAT HE OR SHE HAS READ AND UNDERSTANDS THE SAME, THAT HE OR SHE WILL BE EXPECTED TO COMPLY IN ALL RESPECTS WITH THE SAME, AND THAT IN THE EVENT OF ANY NONCOMPLIANCE, THE TENANT MAY BE EVICTED BY THE TRUSTEES OF THE CONDOMINIUM TRUST (WHO ARE ELECTED BY THE UNIT OWNERS) AND IN ADDITION, THE TENANT MAY HAVE TO PAY FINES, PENALTIES, AND OTHER CHARGES, AND

THAT THE PROVISIONS OF THIS CLAUSE TAKE PRECEDENCE
OVER ANY OTHER PROVISION OF THIS LEASE (OCCUPANCY
AGREEMENT):" and

2. Any failure by the tenant to comply in all respects with the provisions of the Master Deed of the Condominium, the Declaration of Trust of the Condominium Trust and the By-Laws and the Rules and Regulations thereto, shall constitute a material default in the lease (occupancy agreement) and in the event of such default, the Trustees of the Condominium Trust of which the leased Unit is a part, shall have the following rights and remedies against both the Unit Owner and tenant in addition to all other rights and remedies which the Trustees and Unit Owners (other than the Owner of the affected unit) have or may in the future have, against both the Owner of the affected Unit and the tenant, all rights and remedies of the Trustees and the Unit Owners (other than the Owner of the affected Unit) being deemed at all times to be cumulative and not exclusive:

(a) The Trustees shall have the right to give written notice of the default to both the tenant and the Unit Owner. Said notice shall be deemed properly given if left in any part of the Unit addressed to the tenant, and mailed, postage prepaid, registered or certified mail, return receipt requested, addressed to the Owner of the Unit as such address then appears on the records of Trustees, or by delivering said notice by hand, or by delivering said notice in any other manner permitted by law.

In addition, the Trustees shall include in the written notice of default provided to the Unit Owner an additional notice that said Unit Owner has the right to request binding arbitration regarding the alleged default by the tenant and that said Unit Owner must give written notice of his request for said binding arbitration within ten days of his receipt of the written notice from the Trustees. In addition, the Trustees must inform the Unit Owner that his failure to request binding arbitration within ten days of his receipt of the written notice of default shall be deemed to be a waiver of his right to seek binding arbitration. Said Unit Owner must provide written notice to the Trustees of his request for binding arbitration by postage prepaid, registered or certified mail, return receipt requested, addressed to the Trustees.

In the event that the Unit Owner elects arbitration, then such dispute concerning the Trustee's commencement of eviction proceedings against said Unit Owner or tenant shall be submitted to arbitration in accordance with the arbitration rules of the American Arbitration Association then in effect. The decision rendered by the arbitrators shall be binding as between the parties. Three neutral arbitrators shall be appointed by the American Arbitration Association and at least one of such arbitrators shall be an attorney at law, and all decisions shall be made by a majority of them. If the arbitrator's decision favors the Trustees, then the Trustees have the right to commence eviction proceedings against said tenant. If the arbitrators' decision is in favor of the

Unit Owner, then the Trustees shall have no right to commence eviction proceedings against said tenant for the specific breaches which were the subject of said arbitration. Any decision by the arbitrators in favor of the Unit Owner shall in no way preclude the Trustees' additional rights and remedies as set forth in the Master Deed, By-Laws, and Rules and Regulations regarding any such breach by a tenant.

If the Unit Owner notifies the Trustees of his intention to seek arbitration, the Unit Owner must prepare and file the necessary applications with the American Arbitration Association within two weeks of the Unit Owners notification to the Trustees. The Unit Owners shall be obligated to pursue with due and diligent efforts the resolutions of this dispute before the American Arbitration Association. The Unit Owner shall be responsible to pay for any and all costs of arbitration. If the arbitrators decide in the favor of the Unit Owner, then the Unit Owner shall be reimbursed his reasonable costs incurred in seeking said arbitration. In no event shall the Unit Owner have any right to be reimbursed for attorney's fees in pursuing said arbitration;

(b) If the default continues for fifteen (15) days after the giving of said notice and the Unit Owner has not requested arbitration within ten (10) days of his receipt of said notice, then the Trustees shall have the right to: Levy fines against the Owner of the affected Unit in accordance with the provision of Section 5.1.(o) of the By-Laws, and terminate the tenancy by giving written notice to quit to the tenant in any manner permitted by law, in the name of the landlord (Unit Owner) or in the name of the Trustees, or both. In case of a tenancy at will, the time of such notice shall be sufficient if it is equal to the interval between the days of rent payment, or thirty (30) days, whichever is longer. In case of a lease, seven (7) days shall be sufficient. In either event, a copy of such notice to quit shall be delivered or mailed to the landlord (Unit Owner) in the manner set forth hereinabove. Thereafter, the Trustees may initiate and prosecute a summary process action against the tenant under the provisions of General Laws, Chapter 239, in the name of the landlord, or in the name of the Trustees, or both;

(c) The Trustees shall be entitled to levy a fine, or fines, or give a notice, or notices to quit followed by a summary process action or actions, and the Trustee's may elect to pursue any of the foregoing remedies, either at the same time, or in the event of any further default;

(d) All of the expenses of the Trustees in giving notice, and notices to quit, and maintaining and pursuing summary process actions and any appeals therefrom, shall be entirely at the expense of the Owner of the affected unit, and such costs and expenses may be enforced and collected against the Unit Owner and Unit as if the same were Common Expenses owed by the Unit or Unit Owner;

(e) The Unit Owner shall make reasonable efforts, at his expense and upon his initiative to inform rental agents of the provisions of this section, and shall, at his own expense, and upon his own initiative furnish copies of the condominium documents to the tenant, and cause the lease or occupancy agreement to be prepared in conformity

with the provisions of this section;

(f) A true copy of the lease or occupancy agreement shall be delivered to the Trustees forthwith following its execution;

(g) The provisions of this section shall take precedence over any other section in the lease or occupancy agreement;

(h) Notwithstanding anything to the contrary herein, and notwithstanding any custom, law or usage to the contrary, it is expressly understood and agreed that neither the Trustees, nor the Unit Owners (except the Unit Owners who are Lessors), shall ever bear any personal or individual responsibility with respect to said lease or occupancy agreement; and

(i) Every lease or occupancy agreement shall have attached thereto, and incorporated therein by reference, a copy of this section.

Notwithstanding anything to the contrary in this section, it is expressly understood and agreed that the provisions of this section shall not apply to the Declarant, nor to any first mortgagee in possession of a Unit following default by the Unit Owner in his mortgage, or holding title to a Unit by virtue of a mortgage foreclosure proceeding, or deed or other agreement in lieu of foreclosure.

10. AMENDMENTS:

This Master Deed may be amended by an instrument in writing:

(i) Signed by Owners of a majority of the Units; and

(ii) Signed and acknowledged by a majority of the Trustees of the 20 Kent Court Condominium Trust hereinafter referred to; and

(iii) Duly recorded with the Middlesex Registry of Deeds, PROVIDED HOWEVER, that

(a) The date on which any such instrument is first signed by a Unit Owner shall be indicated thereon as the date thereof and no such instrument shall be of any force or effect unless the same shall have been so recorded within six (6) months after such date;

(b) No instrument of amendment which alters the dimensions of any Unit shall be of any force or effect unless the same has been signed by the Owners of the Unit so altered;

(c) No instrument of amendment affecting any Unit in any manner which impairs the security of a mortgage of record thereon held by a bank or insurance company or of a purchase money mortgage shall be of any force or effect unless the same has been assented to by such holder;

(d) No instrument of amendment which alters the percentage of the undivided interest in and to the Common Elements to which any Unit is entitled shall be of any force or effect unless the same has been signed by all Unit Owners and said instrument is recorded as an amendment to the Master Deed;

(e) No instrument of amendment which purports to increase or decrease or redefine the property defined herein as Common Elements shall be of any force or effect unless signed by Unit Owners entitled to One Hundred (100%) percent of the undivided interests in the Common Elements; and

(f) No instrument of amendment which alters this Master Deed in any manner which would render it contrary to or inconsistent with any requirements or provisions of said Chapter 183A, as amended, of the General Laws of Massachusetts shall be of any force or effect.

11. MANAGING ENTITY:

The entity through which the Unit Owners will manage and regulate the Condominium established hereby is the 20 Kent Court Condominium Trust, a Trust; a copy of the Declaration of Trust (including the By-Laws thereof) being recorded herewith. Such Declaration of Trust establishes a trust for the benefit of all Unit Owners in which each Unit Owner shall have a beneficial interest and membership in proportion to its percentage of undivided interest in the Common Elements to which such Owner is entitled hereunder. The name and address of the original and present Trustee thereof is Krypton, LLC, having a usual place of business at 17 Village Street #1, Somerville, MA 02143.

The Trustee(s) have enacted By-Laws pursuant to and in accordance with the provisions of Chapter 183A of the General Laws of Massachusetts.

12. UNITS SUBJECT TO MASTER DEED, BY-LAWS, UNIT DEED, AND REGULATIONS:

All present and future Owners, tenants, visitors, servants, licensees and occupants of Units shall be subject to, and shall comply with, the provisions of this Master Deed, the Unit Deed, the By-Laws, and the Rules and Regulations of the 20 Kent Court Condominium, as they may be amended from time to time (collectively called the "Documents" herein). The acceptance of a deed or conveyance or the entering into occupancy of any Unit shall constitute an agreement that (a) the provisions of the Documents as they may be amended from time to time are accepted and ratified by

such Owner, tenant, visitor, servant, or occupant, and all such provisions shall be deemed and taken to be covenants running with the land and shall bind any person having at any time any interest or estate in such Unit, as though such provisions were recited and stipulated at length in each and every deed or conveyance or lease or license thereof, and (b) a violation of the provisions of the Documents by any such person shall be deemed a substantial violation of the duties of the respective Unit Owner.

13. ENCROACHMENTS:

If any portion of the Common Elements now encroaches upon any Unit, or if any Unit now encroaches upon any other Unit or upon any portion of the Common Elements, or if any such encroachment shall occur hereafter as the result of (a) settling of the Building, or (b) alteration or repair to the Common Elements made by or with the consent of the Trustees, (c) as the result of repair, or restoration of the Building or a Unit after damage by fire or other casualty, or (d) as the result of condemnation or eminent domain proceedings, a valid easement shall exist for such encroachment and for the maintenance of the same so long as the Building stands.

14. PIPES, WIRES, FLUES, DUCTS, CABLES, CONDUITS, PUBLIC UTILITY LINES AND OTHER COMMON ELEMENTS LOCATED INSIDE OF UNITS:

Each Unit Owner shall have an easement in common with the Owners of all other Units to use all pipes, wires, ducts, flues, cables, conduits, public utility lines, and other Common Elements located in any of the other Units and serving his Unit. Each Unit shall be subject to an easement in favor of the Owners of all other Units to use the pipes, wires, ducts, flues, cables, conduits, public utility lines, and other Common Elements serving such other Units and located in such Unit. The Trustees shall have a right of access to each Unit to repair, or replace the Common Elements contained therein or elsewhere in the Building.

15. INVALIDITY:

The invalidity of any provisions of this Master Deed shall not be deemed to impair or affect in any manner the validity, enforceability, or effect of the remainder of this Master Deed and, in such event, all of the other provisions of this Master Deed shall continue in full force and effect as if such invalid provisions had never been included herein.

16. WAIVER:

No provision contained in this Master Deed shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

17. CAPTIONS:

The captions herein are inserted only as a matter of convenience and for reference, and in no way define, limit, or describe the scope of this Master Deed or the intent of any provisions hereof.

18. CONFLICTS:

This Master Deed is set forth to comply with the requirements of Chapter 183A of the General Laws of Massachusetts. In case any of the provisions stated above conflict with the provisions of said statute, the provision of said statute shall control.

19. PROVISIONS FOR THE PROTECTION OF MORTGAGEES: FHLMC, FNMA PROVISIONS:

Notwithstanding anything to the contrary contained elsewhere in this Master Deed or in the Condominium Declaration of Trust, and subject to any greater requirements imposed by M.G.L. ch. 183A, the following provision shall govern and be applicable insofar and for as long as the same are required in order to qualify mortgages (hereinafter referred to as "eligible mortgages") of Units in the Condominium for sale to the Federal Home Loan Mortgage Corporation (FHLMC) or Federal National Mortgage Association (FNMA) as applicable, under laws and regulations applicable thereto. The Declarant intends that the following provisions of this paragraph comply with the requirements of FHLMC and FNMA with respect to condominium mortgage loans, and all questions with respect thereto shall be resolved consistent with that intention. In the event of any conflict between the numerical requirements of FNMA and the numerical requirements of FHLMC with respect to any action or non-action to be taken by the Owners' Association under this Master Deed or the Condominium Trust, or with respect to any other matter, the one with the greater numerical requirement shall control.

(a) In the event that the Unit Owners shall amend this Master Deed or the Condominium Trust to include therein any right of first refusal in connection with the sale of a Unit, such right of first refusal shall not impair the rights of a First Mortgagee to:

(i) foreclose to take title to a Unit pursuant to the remedies provided in its mortgage; or

(ii) accept a deed (or assignment) in lieu of foreclosure in the event of default by a mortgagor; or

(iii) sell or lease a Unit acquired by the First Mortgagee through the procedures described in subparagraphs (i) and (ii).

(b) Any party who takes title to a Unit through a foreclosure sale duly conducted by a First Mortgagee shall be exempt from any right of first refusal adopted by the Unit Owners and incorporated in this Master Deed or the Condominium Trust.

(c) Any First Mortgagee who obtains title to any Unit by foreclosure pursuant to any other remedies provided in its mortgage or by law shall not be liable for such Unit's unpaid common expenses or dues which accrued prior to the acquisition of title to such Unit by such First Mortgagee.

(d) To the extent permitted by applicable law, any lien of the Condominium Trust for common expense assessments or other charges becoming payable on or after the date of recordation of the first mortgage on any Unit shall be subordinate to said mortgage. In addition, any fees, late charges, fines or interest that may be levied by the Condominium Trust in connection with unpaid assessments shall be subordinate to said mortgage;

(e) A lien for common expense or other assessments shall not be affected by any sale or transfer of a Unit, except that a sale or transfer pursuant to a foreclosure of a first mortgage shall extinguish a subordinate lien for assessments which became payable prior to such sale or transfer. Any such delinquent assessments which are so extinguished may be reallocated and assessed to all Unit estates as a common expense. Any such sale or transfer pursuant to a foreclosure shall not relieve the purchaser or transferee of a Unit from liability for, nor the Unit from the lien of, any assessment made thereafter;

(f) All taxes, assessments, and charges which may become liens prior to the first mortgage under the laws of the Commonwealth of Massachusetts shall relate only to the individual Units and not to the Condominium as a whole;

(g) The Unit Owners and the Trustees shall not be entitled to take the following actions unless the First Mortgagees with respect to all of the Units have given their prior written consent thereto:

(i) by any act or omission, seek to abandon or terminate the Condominium, including the event of substantial destruction of the Condominium by fire or other casualty or in the case of taking by condemnation or eminent domain; or

(ii) change the pro-rata interest or obligations of any individual Unit for the purpose of: (a) levying assessments or charges or allocating distributions of hazard insurance proceeds or condemnation awards; or (b) determining the pro-rata share of ownership of each Unit in the Common Areas and Facilities; or

(iii) partition or subdivide any Unit; or

(iv) by any act or omission seek to abandon, partition, subdivide,

encumber, sell, or transfer the Common Areas and Facilities provided that the granting of easements for public purposes consistent with the intended use of the Common Areas and Facilities shall not be deemed an action for which prior consent of the First Mortgagees shall be required pursuant to this clause; or

(v) use hazard insurance proceeds on account of losses to either the Units or the Common Areas and Facilities other than for repair, replacement, or reconstruction thereof, except as otherwise provided in Section 5.6 of the Condominium Trust, which contains provisions dealing with substantial losses in conformity with the requirements of Section 17 of Chapter 183A.

(h) Consistent with the provisions of Chapter 183A, all taxes, assessments, and charges which may become liens prior to a first mortgage under the laws of the Commonwealth of Massachusetts shall relate only to the individual Units and not to the Condominium as a whole.

(i) In no event shall any provisions of this Master Deed or the Condominium Trust give a Unit Owner or any other party priority over any rights of a First Mortgagee pursuant to its mortgage in the case of a distribution to such Unit Owner of insurance proceeds or condemnation awards for losses or to a taking of such Unit and/or the Common Areas and Facilities.

(j) Condominium dues or charges shall include an adequate reserve fund for maintenance, repair and replacement of those portions of the Common Elements that may be replaced on a periodic basis, and shall be payable in regular installments rather than by special assessments. In addition, a working capital fund shall be established equal to at least two (2) months' estimated common expenses for each Unit to be paid at time of the first conveyance of such Unit which fund shall be maintained in a segregated account. The contribution to such fund for each unsold Unit shall be paid by Declarant to the Trust within one hundred eighty (180) days after the date of conveyance of the first Unit. The purpose of the working capital fund is to insure that there will be cash available to meet unforeseen expenditures, or to acquire additional equipment or services deemed necessary or desirable by the Trustees. Amounts paid into the fund are not to be considered as advance payment of regular assessments;

(k) A First Mortgagee shall be entitled to:

(i) written notification from the Trustees of the Condominium Trust of any default of its borrower who is an Owner of a Unit with respect to any obligation of such borrower under this Master Deed or the provisions of the Condominium Trust which is not cured within sixty (60) days;

(ii) inspect all books and records of the Condominium Trust at all reasonable times;

(iii) receive an annual financial statement of the Condominium Trust within ninety (90) days following the end of any fiscal year of the Condominium Trust;

(iv) receive written notice of all meetings of the Condominium Trust, and be permitted to designate a representative to attend all such meetings; and

(v) receive prompt written notification from the Trustees of the Condominium Trust of any damage by fire or other casualty to the Unit upon which the First Mortgagee holds a first mortgage, or any proposed taking by condemnation or eminent domain of said Unit or the Common Areas and Facilities.

(vi) timely written notice of any proposed action that requires the consent of a specified percentage of mortgagees.

(l) No agreement for professional management of the Condominium or any other contract with the Declarant may exceed a term of three (3) years, and any such agreement shall provide for termination by either party without cause and without payment of a termination fee on thirty (30) days or less written notice.

Any first mortgage holder that does not deliver or post to the Trustees a negative response within sixty (60) days of written request by the Trustees for approval of any non-material addition or amendment pursuant to this section shall be deemed to have consented to the addition or change set forth in such request. An affidavit by the Trustees making reference to this section, when recorded at the said Registry of Deeds, shall be conclusive as to the facts therein set forth as to all parties and may be relied upon pursuant to the provisions of Section 7.5 of the Condominium Trust.

The Declarant intends that the provisions of this Section 19 shall comply with the requirements of the Federal National Mortgage Association and the Federal Home Loan Mortgage Association with respect to condominium mortgage loans, and all questions with respect thereto shall be resolved consistent with that intention.

The provisions of this Section 19 may not be amended or rescinded without the written consent of all First Mortgagees, which consent shall appear on the instrument of amendment as such instrument is duly recorded with the Middlesex Registry of Deeds in accordance with the requirements of Section 10 hereof.

20. MISCELLANEOUS:

Notwithstanding anything herein contained to the contrary, Declarant reserves the right and power to record a special amendment ("Special Amendment") to this Master Deed at any time and from time to time which amends this Master Deed (a) to comply with requirements of the Federal National Mortgage Association, the Government National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Department of Housing and Urban Development, the Federal Housing Administration,

the Veterans Administration, or any other governmental agency or any other public, quasi-public or private entity which performs (or may in the future perform) functions similar to those currently performed by such entities; (b) to induce any of such agencies or entities to make, purchase, sell, insure or guarantee first mortgages covering Unit ownership; (c) to bring this Master Deed into compliance with Chapter 183A; or (d) to correct clerical or typographical errors in this Master Deed or any exhibit thereto or any supplement or amendment thereto. In furtherance of the foregoing, a power coupled with an interest is hereby reserved and granted to Declarant to vote in favor of, make, or consent to any such Special Amendment(s) on behalf of each Unit Owner. Each deed, mortgage, other evidence of obligation, or other instrument affecting a Unit and the acceptance thereof, shall be deemed to be a grant and acknowledgment of, and a consent to the reservation of, the power to the Declarant to vote in favor of, make, execute and record Special Amendments. The right of the Declarant to act pursuant to rights reserved or granted under this section shall terminate at such time as the Declarant no longer holds or controls title to a Unit.

21. DECLARANT'S RIGHTS:

Notwithstanding any other provision of this Master Deed or in the related Declaration of Trust for 20 Kent Court Condominium Trust, as long as the Declarant holds or controls title to any Unit, the Declarant may, for his own account;

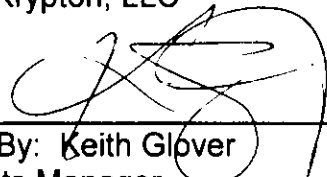
(a) use any Units owned or leased by the Declarant as models, offices, and/or storage areas or otherwise, for purposes of construction, promotion, meetings, sale or leasing of Units; and

(b) proceed, together with his contractors and other appropriate personnel, to perform or complete any construction, landscaping or the like in or to any of the Units, provided reasonable notice is given, or Common Elements, including any renovations, finishing work or the like in or to any Units, and exercise all rights related thereto or reserved to or conferred upon the Declarant pursuant to and in accordance with the provisions of this Master Deed, and there is reserved to the Declarant an easement on, over, across and through the Condominium for such purposes.

[END OF THIS PAGE. SIGNATURES NEXT PAGES.]

IN WITNESS WHEREOF, Krypton, LLC has caused this Master Deed to be duly executed, sealed and delivered on this 7th day of May, 2018.

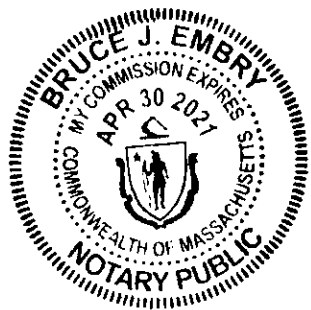
Krypton, LLC




By: Keith Glover
Its Manager

COMMONWEALTH OF MASSACHUSETTS, Middlesex County

On this 7th day of May, 2018, before me, the undersigned notary public, personally appeared Keith Glover, Manager of Krypton, LLC, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose on behalf of Krypton, LLC





Notary Public:
My Commission Expires:

IN WITNESS WHEREOF, Krypton, LLC has caused this Master Deed to be duly executed, sealed and delivered on this 7th day of May, 2018.

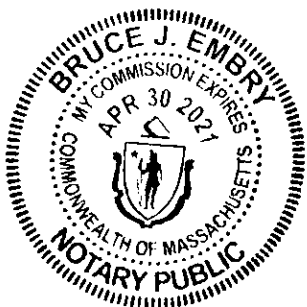
Krypton, LLC

Jill Javor
By: Jill Javor
Its Manager

COMMONWEALTH OF MASSACHUSETTS, Middlesex County

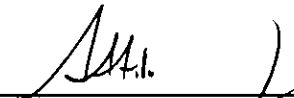
On this 7th day of May, 2018, before me, the undersigned notary public, personally appeared Jill Javor, Manager of Krypton, LLC, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose on behalf of Krypton, LLC

[Signature]
Notary Public:
My Commission Expires:



IN WITNESS WHEREOF, Krypton, LLC has caused this Master Deed to be duly executed, sealed and delivered on this 7th day of May, 2018.

Krypton, LLC


By: Attila Javor
Its Manager

COMMONWEALTH OF MASSACHUSETTS, Middlesex County

On this 7th day of May, 2018, before me, the undersigned notary public, personally appeared Attila Javor, Manager of Krypton, LLC, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose on behalf of Krypton, LLC

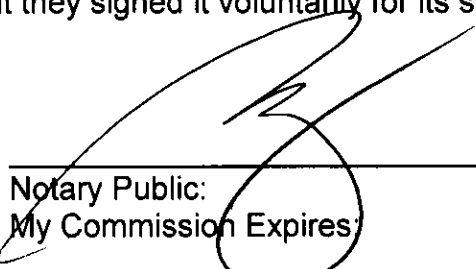

Notary Public:
My Commission Expires



EXHIBIT A
MASTER DEED
20 KENT COURT CONDOMINIUM

That certain parcel of land together with the buildings thereon, situated on Kent Court in Somerville, Middlesex County, Massachusetts, and bounded and described as follows:

Beginning at point on a Court leading from Kent Court and distant from land of one Blackwell, forty-six and 50/100 (46.50) feet; thence turning and running Southwesterly by land now or formerly of E.H. Wakefield, ninety-four and 50/100 (94.50) feet, to a point forty-seven (47) feet ten (10) inches from the most Southerly corner of land purchased by said Wakefield from S.G. Allen thence Northwesterly by land now or formerly of Alfred Allen, thirty-six (36) feet; thence Northeasterly by land nor or formerly of said Wakefield, ninety (90) feet and two (2) inches to a court; thence turning and running Southeasterly by said Court, thirty-six (36) feet to the point of beginning.

Containing 3,309 square feet more or less.

Being the premises conveyed to Declarant by deed recorded with said Deeds, Book 69296, Page 523.

AND

That certain parcel of land with the buildings thereon situated on Kent Court in Somerville, Middlesex County, Massachusetts, and bounded and described as follows:

Beginning at point on a Court leading from Kent Street, so-called, thence running Southwesterly by land of Edward Cahill, 90 feet, 2 inches; thence running Northwesterly by lands of owners to me unknown, 4 feet, to land of Joseph Clark; thence running Northerly by land of said Clark, 89 feet to above Court; thence turning Southeasterly by said Court 81 feet, 10 inches, to the point of beginning.

Containing 5360 square feet of land, more or less.

Being the premises conveyed to Declarant by deed recorded with said Deeds, Book 64757, Page 308.

Subject to Notice of ZBA Decision recorded with said Deeds, Book 68968, Page 547.

EXHIBIT B
MASTER DEED
20 KENT COURT CONDOMINIUM

The building comprising the Condominium is of wood frame construction. It consists of and is known and numbered 20 Kent Court, Somerville, MA 02144.

The building is three stories in height, with a basement level. The exterior of the building is hardiplank. The foundation of the building is poured concrete with a poured concrete floor. The roof of the building is rubber membrane.

Interior wall surfaces of the building are of blueboard with skimcoat plaster. The plumbing is of copper, pvc, and pex.

Each Unit is served by a separate gas-fired forced hot air heating system. Each Unit is served by a separate central air conditioning system. Each Unit is served by a separate gas hot water heater.

The building has five Units.

EXHIBIT C
 MASTER DEED
 20 Kent Court CONDOMINIUM

UNIT NUMBER	LOCATION	NUMBER OF ROOMS	APPROXIMATE AREA IN SQ. FT.	PERCENTAGE INTEREST IN COMMON ELEMENTS
1	First Floor Basement*	5	1,171 1,008	18%
2	First Floor Basement*	5	1,238 1,252	19%
3	Second Floor Third Floor	6	1,690	22%
4	Second Floor	5	1,185	17%
5	Third Floor	6	1,928	24%

*Unfinished space

NOTE: The number of rooms does not include porches (except enclosed porches), decks, bathrooms, pantries, halls, corridors, foyers, closets, yards, crawl spaces, basement spaces, parking spaces, or stairs which are part of a Unit.

COMMON AREA ACCESS:

Unit 1 has immediate access to a common area entry vestibule from the entry hall of the Unit.

Unit 2 has immediate access to a common area entry vestibule from the entry hall of the Unit.

Unit 3 has immediate access to common area hallways from the kitchen and master bedroom of the Unit.

Unit 4 has immediate access to a common area hallway from the kitchen of the Unit.

Unit 5 has immediate access to a common area hallway from the kitchen of the Unit.

The boundaries of the Units, with respect to the floors, ceilings, doors, and windows thereof are as follows:

1. **FLOORS:** The plane of the upper surface of the subflooring, or in the case of those Units without subflooring, the plane of the upper surface of the floor slab, or the upper surface of the floor joists.
2. **CEILINGS:** The plane of the lower surface of the ceiling joists or, in the case of a Unit situated immediately beneath an exterior roof, the plane of the lower surface of the roof rafters.
3. **INTERIOR BUILDING WALLS BETWEEN UNITS AND BETWEEN UNITS AND COMMON AREAS:** The plane of the interior surface of the wall furrings or studs, or the plane of the surface facing such Unit of the masonry or cement when masonry or cement is the finished material.
4. **DOORS AND WINDOWS:** The plane of the exterior surface of doors and the exterior surface of window glass and the exterior surface of the window frames. It is intended that the doors and windows are a part of each respective Unit.
5. **EXTERIOR BUILDING WALLS:** The plane of the interior surface of wall furring, or the plane of the interior surface of the masonry when masonry is the finished material.

EXCLUSIVE EASEMENTS AND RIGHTS OF USE

1. The Unit Owners and Trustees, together with any utility companies requiring such access, shall have the easement and right to enter the various areas in the Building for the purpose of accessing heating, cooling, and hot water equipment for the various Units and utilities which may service the Building or the Units. Further, the Unit Owners and Trustees, shall have the easement and right to pass and repass over any stairway which is considered a part of any Unit, or stairway which is the subject of any exclusive easement and right of use in favor of any Unit Owner in the event any emergency shall necessitate such passage.
2. The Owners of Units 1, 2, 3, 4, and 5 shall each have the exclusive easement and right to use the exclusive use area Deck or Balcony appurtenant to each respective Unit, as shown on the Plans recorded herewith.

3. PARKING

Declarant reserves to Declarant and its successors and assigns the exclusive easements and rights of use for the Parking Spaces shown on the Plans of the Condominium filed herewith until the Declarant, its successors and assigns, no longer owns any Unit in the 20 Kent Court Condominium, or until the Declarant's reserved rights expire, or until such are assigned as herein provided, whichever first occurs.

Declarant, its successors and assigns, may assign exclusive easements and rights to use such Parking Spaces only to Unit Owners of the 20 Kent Court Condominium. In the event that Declarant or its successors and assigns shall convey any exclusive easement and right of use for any Parking Space to any Unit Owner, such easement and right of use shall thereafter be conveyed only with the Unit to which such rights are appurtenant and shall not be severable from such Unit, provided, however, that notwithstanding the foregoing, a Unit Owner may convey such Owner's exclusive easement and right of use to another Unit Owner of the 20 Kent Court Condominium, the effect of which shall be that at all times the exclusive easement and right to use said Parking Spaces shall be held by Unit Owners of the 20 Kent Court Condominium; further, no Unit Owner may lease such Owner's exclusive easement and right to use such Parking Space unless such lease is to another Unit Owner of the 20 Kent Court Condominium, or to or to a tenant occupying any such Unit or part thereof.

[I:re/condo/20 Kent Court-MD]