

MAIN STREET PROFESSIONAL CONDOMINIUMS

MASTER DEED

R. K. Ahern Co., Inc., a corporation duly organized under the laws of the Commonwealth of Massachusetts, having its usual place of business at 1310 Main Street, Tewksbury, Middlesex County, Massachusetts, being the sole owner of the land in Tewksbury, Middlesex County, Massachusetts described in paragraph 1 following, and shown on the Condominium Plan hereinafter described in paragraph 1 following, do hereby, by duly executing and recording this Master Deed, submit the said land, together with the buildings and improvements thereon, and all easements, rights and appurtenances thereto belonging (hereinafter sometimes called The Property) to the provisions of Chapter 183A of the General Laws of the Commonwealth of Massachusetts, and do hereby state that they propose to create, and do hereby create, with respect to The Property, a Condominium to be governed by and be subject to the provisions of said Chapter 183A. The Property is a Condominium to be known as Main Street Professional Condominiums (hereinafter sometimes called The Condominiums).

Dec. 12, 1975, Bk. 135-51 4 135-82

1. Description of Land. The land on which the buildings and improvements are located is situated on the southwesterly side of Main Street, Tewksbury, Middlesex County, Massachusetts and being shown as Parcel B on a plan of land entitled "Plan of Land in Tewksbury, Mass. Scale 1" = 100', June 17, 1975, Dana F. Perkins & Sons, Inc. Civil Engineers & Surveyors, Lowell & Reading, Mass. Surveyed for Dominic Germano Lot B & Harold S. & Dorothy M. Blease Lot A" which plan is recorded with Middlesex North District Registry of Deeds, Plan Book 121, Plan 144; said Parcel B being further bounded and described as follows:

- NORTHEASTERLY by Main Street, 173.00 feet;
- SOUTHEASTERLY by land now or formerly of Gerald J. McDermott et ux, as shown on said plan, 580.00 feet;
- SOUTHWESTERLY by land now or formerly of Gerald J. McDermott et ux, as shown on said plan, 175.00 feet;
- SOUTHEASTERLY by land now or formerly of Charles J. Stella, as shown on said plan, three distances totalling 129.97 feet;
- SOUTHWESTERLY by land now or formerly of Charles J. Stella, as shown on said plan, 210.35 feet;
- NORTHWESTERLY by land now or formerly of William E. Palmer et ux, as shown on said plan, two distances totalling 423.10 feet;
- NORTHEASTERLY by land now or formerly of Harold S. Blease et ux, as shown on said plan, 173.90 feet; and
- NORTHWESTERLY by land now or formerly of Harold S. Blease et ux, as shown on said plan, two distances totalling 313.09 feet.

Said Parcel B contains 4.16 acres, according to said plan.

Said Parcel B is also shown as Parcel B on a plan of land entitled, "Site Plan Main Street Professional Center Condominiums in Tewksbury, Mass. as drawn for Ahern Co. Inc. Main St. Tewksbury, Mass. August, 1981, Scale 1" = 40' Merrimack Engineering Services, 66 Park Street, Andover, Mass. 01810" which plan is to be recorded herewith.

Said Parcel B containing, according to the above mentioned plan, 4.16 acres of land and being the same premises described in a deed from Dominic L. Germano et al to R. K. Ahern Co., Inc. dated May 8, 1981, and recorded with Middlesex North District Registry of Deeds, Book 2477, Page 229.

The said premises are subject to a mortgage to Lowell Institution for Savings in the principal amount of \$170,000.00, dated May 8, 1981 and recorded with said Registry of Deeds, Book 2477, Page 230.

The premises are subject to the right of the Grantors and their successors and assigns to install and maintain, and to grant to others the right to install and maintain utility lines, pipes, conduits, wires and related works including but not limited to those required for water, sewer, sanitary waste disposal systems, drainage, electricity, gas and telephone, over, under and through such portions of The Property as are not occupied by buildings as shown on the Condominium Plan, together with the right to maintain, repair or replace the same and to enter upon the premises for such purposes.

2. Description of Buildings. Until the amendment of this Master Deed, as hereinafter provided to create Phase II, III, IV, V, VI, VII and Phase VIII, respectively, of The Condominium, the Units of The Condominium shall be only those included within the building of Phase I as shown on the Condominium Plan. Phase I of The Condominium consists of six (6) units in one building shown on the Condominium Plan, containing the number of stories as specified in the description of the Units as set forth in Paragraph 3 hereof, said building and the Units generally described as one two story building, consisting of wood frame construction, separated by double wood frame partitions and set on a concrete foundation.

3. Description of Units and Their Boundaries. The designation of each Unit of Phase I of The Condominium, its location, approximate area, immediate common area to which it has access, and its proportionate interest in the common areas and facilities are set forth in Exhibit A annexed hereto, as set forth in Plan entitled, "Site Plan Main Street Professional Center Condominiums" dated August, 1981, drawn by Merrimack Engineering Services, registered architect, which contains the certifications required by Mass. General Laws Chapter 183A, Section 8, Paragraph (f) annexed hereto as Exhibit B.

The approximate areas of each Unit in Phases II through VIII will be set forth in the amendment to this Master Deed creating each such Phase. The layout of each Unit in Phase II through VIII will be as shown on the floor plans thereof to be recorded, respectively, with the amendments creating Phase II through VIII. Included within each Unit are the windows, doors and the inside portions of the window and door frames located beyond the boundaries of the Unit, as to which each such Unit shall have the right and easement of encroachment over the Common Elements. A complete description of the Units in Phases II through VIII will be included in the

() amendments creating Phases II through VIII of the Condominium.

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

- A. Floors: The upper surface of the subflooring, or in the case of basement areas, the upper surface of the concrete floor slab.
- B. Ceilings: The plane of the lower surface of the overhead floor joists.
- C. Interior Building Walls Between Units: The plane of the interior surface of the wall studs facing such Unit.
- D. Exterior Building Walls: The plane of the interior surface of the wall studs.

4. Description of the Common Elements. The owner of each Unit shall be entitled to an undivided interest in the Common Elements in the percentages set forth in the preceding paragraph.

Until the amendments to the Master Deed creating Phase II through VIII, respectively, the Common Elements of the Condominium shall consist of the entire property constituting Phase I as shown on the Condominium Plan including all parts of the buildings and improvements thereon other than the Units; until such amendment or amendments, the land and buildings constituting Phases II through VIII shown on the Condominium Plan, are specifically excluded from the Common Elements. If the Master Deed is not so amended to create Phase II through VIII by the date set forth in paragraph 7 hereof, then on that date the land with the buildings thereon shown as Phases II through VIII shall be and be deemed under the control of the provisions of said Chapter 183A; and the interest therein, if any, of the Unit Owners shall thereupon vest in the Unit Owners or their successors or assigns.

Each Unit Owner by acceptance of the deed to his Unit shall thereby irrevocably appoint the Grantors and their successors in title to the land shown as Phase II through VIII as his attorney to execute, acknowledge and deliver any and all instruments necessary or appropriate to develop additional Phases under the provisions of Chapter 183A, and does further agree for himself and his successors in title to execute, acknowledge and deliver any and all instruments necessary or appropriate to effect said purpose.

The Common Elements will include, without limitation, the following:

(a) The land, lawns, gardens, interior roadways, walks, pathways, parking and other improved areas, not within the Units.

(b) Those portions of the Buildings not included within the boundaries of the Units contained therein (except the windows, doors and certain portions of the window and door frames) including the foundations, columns, girders, beams, supports, concrete floor slabs, exterior walls, party and common walls, roofs and gutters, drainage down spouts and other elements attached to the Buildings but not included within the Units.

(c) The stoops and railings and supports thereon, together with any steps and walks leading thereto.

(d) All conduits, ducts, plumbing, wiring, flues and other facilities for the furnishing of power, light, air, gas and all sewer, sanitary waste disposal and drainage pipes and systems owned by the Grantors, located without the Units or located within the Units and serving parts of the Condominium other than the Unit within which such facilities are contained.

(e) As to sewerage, sanitary waste disposal systems, drainage, water and other utility conduits, lines, pipes and wires situated on the premises but not owned by the Grantors, the right and easement to use the same shall be included.

(f) All other items other than the Units listed as Common Areas and Facilities in Massachusetts General Laws, Chapter 183A and located on the premises described in paragraph 1.

The Common Elements shall be subject to the provisions of the By-Laws of the Condominium Trust, the matters set forth in paragraph 1 hereof, the Rules and Regulations promulgated pursuant to the Condominium Documents with respect to the use thereof, to assignment of certain Common Elements to particular Unit owners and to payments which may be required therefor.

5. Floor Plans. Simultaneously with the recording of this Master Deed there will be recorded a set of the floor plans of the buildings in Phase I of the Condominium showing the layout, location, Unit numbers and dimensions of the Units, stating the name of the buildings and bearing the verified statement of a registered architect, registered professional engineer or registered land surveyor, certifying that the plans fully and accurately depict the layout, location, Unit number and dimensions of the Units as built. Such floor plans have been previously referred to in Paragraph 3 and annexed hereto as Exhibit C. Floor plans with respect to the Units in Phases II through VIII of The Condominium shall be recorded with the amendments to this Master Deed creating such phases.

6. Use of the Units. Unless otherwise permitted by instrument in writing duly executed in accordance with the By-Laws of the Association;

(a) No use of any Unit or any portion thereof may be made except as permitted by the Tewksbury Zoning By-Laws, unless such use shall have been authorized in writing by the Board of Trustees of the Association.

(b) The architectural and structural integrity of the Buildings and the Units shall be preserved without modification, except with the written consent of the Board of Trustees, and to that end, without limiting the generality of the foregoing, no awning, screen, antenna, sign, banner or other device, and no exterior or structural change, addition, projection, decoration or other feature shall be erected or placed upon or attached to any such Unit or any part thereof; no addition to or change or replacement (except, so far as practicable, with identical kind) of exterior light,

door knocker or other exterior hardware, exterior door, or door frames shall be made, and no painting, attaching or decalcomania or other decoration shall be done on any exterior part or surface of any Unit nor on the interior surface of any window, but this subparagraph (b) shall not restrict the right of Unit owners to decorate the interiors of their Units as they may desire; and

(c) No Unit shall be used or maintained in a manner contrary to or inconsistent with the By-Laws of the Trust Association or any rules or regulations promulgated pursuant thereto.

The restrictions shall be for the benefit of the owners of all of the Units and the Trust Association and shall be enforceable by the Board of Trustees. Insofar as permitted by law, they shall be perpetual and to that end may be extended at such time or times and in such manner as permitted or required by law for the continued enforceability thereof. No Unit owner shall be liable for any breach of the provisions of this paragraph except such as occur during his or her ownership hereof.

7. Amendment of Master Deed. This Master Deed may be amended by an instrument in writing:

- (a) signed by the owners of Units entitled to sixty percent (60%) or more of the undivided interests in the common areas and facilities,
- (b) signed and acknowledged by a majority of the Board of Trustees of the Main Street Professional Condominium Trust Association, and
- (c) duly recorded with Middlesex North Registry of Deeds.

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 has been so recorded within six (6) months after such date;

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;

No instrument of amendment which alters the percentage of the undivided interest to which any Unit is entitled in the common areas and facilities shall be of any force or effect unless the same has been signed by the owners of all of the Units and said instrument is therein designated as an Amended Master Deed, except as provided in Paragraph Four hereof;

No instrument of amendment affecting any Unit or Common Element in a manner which impairs or modifies the security of a first mortgage of record

thereon held by a bank or insurance company shall be of any force or effect unless the same has been assented to in writing by such holder; and

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 of the General Laws of Massachusetts shall be of any force or effect.

Notwithstanding any of the foregoing to the contrary, the Grantor, or its successors in title to the land shown as Phases II through VIII of the Condominium Plan, may at any time prior to October 31, 1987 amend this Master Deed so as to create Phases II through VIII (but it is not obligated to do so.)

Any such amendment shall contain, with respect to Phases II, III, IV, V, VI, VII or VIII referred to therein, all the particulars required by said Chapter 183A, and from and after the recording of such amendment or amendments, The Condominium shall include the Units and Common Elements included in Phases II, III, IV, V, VI, VII and VIII, as the case may be, and provided further, that the Grantor or its successors in title to Phases II, III, IV, V, VI, VII and VIII shall have the right, prior to the execution and recording of the amendment creating each such phase, to change the number, size, layout, location and percentage interest in the Common Elements of Units in Phases I, II, III, IV, V, VI, VII and/or VIII, as the case may be.

8. The Unit Owner's Organization. An unincorporated Trust Association of Unit Owners through which the Unit Owners will manage and regulate The Condominium has been formed and has enacted By-Laws pursuant to General Laws, Chapter 183A. The name of the Trust Association is Main Street Professional Condominium Trust Association (the Trust). The names of the Board of Trustees of the Trust who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

Robert K. Ahern	1 Apache Avenue, Andover, MA 01810
Roland A. Couillard, Jr.	14 Wabanaki Way, Andover, MA 01810

9. Determination of Percentages in Common Elements. 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 value of each Unit on the date hereof bears to the aggregate fair value of all the Units on the date of this Master Deed.

10. Encroachments. Each Unit is conveyed subject to and with the benefit of an easement of encroachment in the event that said Unit encroaches

upon any other Unit or upon any portion of the Common Elements or in the event that any other Unit or the Common Elements encroach upon said Unit, as a result of the construction of the building or as a result of the settling or shifting of the building to the extent of said encroachment.

11. 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 or other Common Elements located in any of the other Units or elsewhere in The Condominium and serving his Unit. Each Unit shall be subject to an easement in favor of the owners of all other Units or portions of The Condominium to use the pipes, wires, ducts, flues, cables, conduits, public utility lines and other Common Elements located in such Unit and serving other Units or Common Elements or other portions of The Condominium. The Board of Trustees shall have a right of access to each Unit to inspect the same, to remove or terminate interference therewith or abuse thereof, and to maintain, repair or replace the Common Elements contained therein or elsewhere in the Buildings.

12. Use of Common Elements in Common with Others. Except as to those Common Elements for which exclusive rights and easements in favor of certain Units are created by this Master Deed, each Unit Owner shall have the right to use the Common Elements including the roads, paths, parking areas, and walks on which his Unit abuts, in common with all others entitled thereto as provided in the By-Laws of the Trust.

13. Acquisition of Units by Board of Trustees. In the event that (a) any Unit owner shall convey his Unit to the Board of Trustees, together with (i) the undivided interest in the Common Elements appurtenant thereto, (ii) the interest of such Unit owner in any other Units acquired by the Board of Trustees or its designee on behalf of all Unit owners or the proceeds of the sale or lease thereof, if any, and (iii) the interest of such Unit owner in any other assets of The Condominium (hereinafter collectively called the Appurtenant Interests); (b) The Board of Trustees shall purchase at a foreclosure or other judicial sale, a Unit, together with the Appurtenant Interests; then in either of such events title to any such Unit, together with the Appurtenant Interests, shall be acquired and held by the Board of Trustees or its designee, corporate or otherwise, on behalf of all Unit owners. The lease covering any Unit leased by the Board of Trustees, or its designee, corporate or otherwise, shall be held by the Board of Trustees, or its designee, on behalf of all Unit owners, in proportion to their respective common interests.

14. Units Subject to Master Deed, Unit Deed, By-Laws, and Rules and Regulations. All of the above-described Units shall be subject to the provisions of this Master Deed, the Unit Deed, the By-Laws of the Trust and the Rules and Regulations as they may be adopted from time to time. The acceptance of a Deed of a Unit shall constitute an agreement that the provisions of this Master Deed, the

Unit Deed, the By-Laws of the Trust and the Rules and Regulations as they may be adopted from time to time are accepted and ratified by such owner and that 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 and shall be binding upon any tenant, visitor, servant or occupant of such Unit.

15. Reservation of Easement to Facilitate Creation of Improvements on Land Within Project and on Convertible Land. Declarant, and persons it may select, shall have the right of ingress and egress over, upon, and across the general and limited common areas and facilities, or any convertible land which may hereafter be added to the project, and the right to store materials thereon and make such other use thereof as may be reasonably necessary incident to construction, development, and sales of the condominiums and operation of the units and common areas and facilities in connection with the Main Street Professional Condominium and the overall development of which the property is a part. Declarant and its agent shall retain the right to use the sales office and model units and the general and limited common areas and facilities in connection therewith during the period of development and sale of the Main Street Professional Condominium, including additional phases of development.

16. Convertible Land. As set forth in the condominium plan marked Exhibit A, Declarant has designated seven portions of the land described on said plan thereof as convertible land, and Declarant reserves the right to convert such convertible land into units and/or limited common areas and facilities subject to the following provisions:

(a) The seven phases of convertible land may be more particularly described on plan entitled, "Main Street Professional Center Condominiums in Tewksbury, Mass. As Drawn For Ahern Co., Inc., Main St., Tewksbury, Massachusetts, August, 1981, Scale: 1" = 40', Merrimack Engineering Services, Andover, MA" to be recorded herewith, and being shown as Phase II, III, IV, V, VI, VII and VIII.

(b) No more than eight professional or commercial condominiums shall be created within any one convertible Land Phase Area.

(c) The improvements to be created on the convertible land will be compatible with the improvements located within the rest of the condominium and will be of the same or similar quality of construction and materials, and the architectural style will be substantially identical to that of the improvements located within the rest of the condominium.

(d) Other improvements to be placed on Convertible Land Phases II through VIII shall be limited to roadways, walkways, utilities and alike.

(e) The units to be created in the improvements within the convertible land will be substantially identical to the units located within the rest of the condominium.

Key

B-1
B-2/B

17. Invalidity. The invalidity of any provision 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.

18. 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, ir-
respective of the number of violations or breaches which may occur.

19. 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 nor the intent of any provision hereof.

20. Definitions. All terms and expressions herein used which are defined in Section 1 of Chapter 183A shall have the same meanings herein unless the context otherwise requires.

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

Executed under seal this 23rd day of November, 1981.

R.K. AHERN CO. INC.

By Robert K. Ahern
Robert K. Ahern, President

By Roland A. Couillard, Jr.
Roland A. Couillard, Jr. Treasurer

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

November 23, 1981

Then personally appeared the above-named Robert K. Ahern, President, and Roland A. Couillard, Jr., Treasurer, and acknowledged the foregoing instrument to be the free act and deed of R.K. Ahern Co., Inc., before me,

James A. Hall
James A. Hall, Notary Public
My commission expires: 11/22/85

EXHIBIT A

PROPORTIONATE INTEREST IN
COMMON AREAS AND FACILITIES
IN PHASE I AND FOR ADDITIONAL
PHASES IF COMPLETED - *SEE
EXHIBIT 1A ATTACHED HERETO

DESCRIPTION OF UNIT	LOCATION	APPROXIMATE SQUARE FEET	COMMON AREAS	PERCENTAGE
1	Phase I	1010	Front hall, foyer adjacent land, walls driveway, parking lot	25.00%
2	"	1214	"	25.00%
3	"	517	"	12.50%
4	"	521	"	12.50%
5	"	501	"	12.50%
6	"	733	"	12.50%

INTEREST IN COMMON AREAS AND FACILITIES SUBJECT TO REDUCTION AS EACH PHASE IS IMPLEMENTED

MAIN STREET PROFESSIONAL CONDOMINIUMS
AMENDMENT TO MASTER DEED
TO CREATE PHASE II, BUILDING 2

R. K. Ahern Co., Inc., being the Grantor under Main Street Professional Condominiums Master Deed dated November 23, 1981, and recorded with Middlesex North District Registry of Deeds, Book 2511, Page 420, in accordance with the provisions of said Master Deed, hereby creates Phase II.

2/
R.L. R.L. B/C 150-4
S.E. R.L. B/C 150-5

1. Description of Building: Building 2, Phase II, of Main Street Professional Condominiums consists of seven (7) units which are shown on a plan entitled "As-Built & Phasing Plan of Land of Main St. Professional Center (sic) in Tewksbury, Mass. Drawn for Ahernco, Inc., August 1985, 1" = 40', Merrimack Engineering Services, 66 Park Street, Andover, Mass. 01810", which plan is to be recorded herewith (Exhibit B), containing the number of stories as specified in the description of the Units as set forth in Paragraph 2 hereof, said building and Units of Phase II generally described as one two story building, consisting of wood frame construction, separated by double wood frame partitions on a concrete slab, with a vinyl siding exterior. Interior partitions are wood studs with one-half inch drywall. The building has PVC soil pipes, cast iron water pipes, china water closets and sinks in the bath. The building has forced hot air by gas. Windows are primed wood windows with insulating glass and insert screens. Roof consists of asphalt shingles over one-half inch plywood sheathing on trusses.

2. Description of Units and their Boundaries: The designation of each Unit of Phase II of the Condominium, its location, approximate area, immediate common areas to which it has access, and the proportionate interest of each Unit in Phase II, if the common areas and facilities, are set forth in Exhibit C annexed hereto, on plans drawn by Paul Davies, annexed hereto as Exhibit D and entitled, "Main Street Professional Center (sic), 1501 Main Street, Tewksbury, Massachusetts". Each Unit owner may use the Common Areas and Facilities in accordance with their intended purposes without being deemed thereby to be hindering or encroaching upon the lawful rights of other Unit Owners.

All other provisions of the said Master Deed, the Declaration of Trust of the Main Street Professional Condominium Trust shall remain in full force and effect without further change, amendment or modification at this time.

Executed as a sealed instrument this tenth day of September, 1985.

R. K. AHERN CO., INC.

By Robert K. Ahern
Robert K. Ahern, President

By Roland A. Couillard, Jr.
Roland A. Couillard, Jr., Treasurer

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

September 10, 1985

Then personally appeared the above named Robert K. Ahorn, President, and Roland A. Couillard, Jr., Treasurer, and acknowledged the foregoing instrument to be the free act and deed of R. K. Ahorn Co., Inc., before me,

James A. Hall
James A. Hall - Notary Public

My commission expires Nov. 22, 1985

EXHIBIT C

DESCRIPTION OF UNIT	LOCATION	APPROXIMATE SQUARE FEET	COMMON AREAS	PROPORTIONATE INTEREST IN COMMON AREAS AND FACILITIES IN PHASE II
1	Phase I	1010	Front hall, foyer adjacent land, walls driveway, parking lot	12.50%
2	"	1214	"	12.50%
3	"	517	"	6.25%
4	"	521	"	6.25%
5	"	501	"	6.25%
6	"	733	"	6.25%
7	Phase II	447	"	6.25%
7A	"	447	"	6.25%
8	"	1230	"	12.50%
9	"	524	"	6.25%
10	"	508	"	6.25%
11	"	491	"	6.25%
12	"	726	"	6.25%

INTEREST IN COMMON AREAS AND FACILITIES SUBJECT TO REDUCTION AS EACH PHASE IS IMPLEMENTED

MAIN STREET PROFESSIONAL CONDOMINIUMS

AMENDMENT TO MASTER DEED TO CREATE PHASE III AND PHASE IV

R. K. Ahern Co., Inc., being the Grantor under Main Street Professional Condominiums Master Deed dated November 23, 1981, and recorded with Middlesex North District Registry of Deeds, Book 2511, Page 420, as amended by Amendment to Master Deed to Create Phase II, Building 2, dated September 10, 1985, duly recorded in said Registry of Deeds, Book 3174, Page 172, does hereby create Phase III and Phase IV.

1. Description of Buildings: Building 3, Phase III of Main Street Professional Condominiums consists of six (6) Units which are shown on the site plan entitled, "As-Built Plan of Main Street Professional Center in Tewksbury, Middlesex County, Mass.; Phase 3 and 4 Business Condominiums belonging to: R. K. Ahernco, Inc., Surveyed by: Gabor Szava-Kovats, R.L.S., 262 Mammoth Road, Lowell, Mass.; Scale: 1" = 40'; Date: July 23, 1986," which plan is to be recorded herewith, containing the number of stories as specified in the description of the Units as set forth in Paragraph 2 hereof, said building and Units of Phase III being generally described as one two-story building consisting of wood-frame construction, separated by double wood frame partitions on a concrete slab, with a vinyl siding exterior. Interior partitions are wood studs with one-half inch drywall. The building has PVC soil pipes, cast iron water pipes, china water closets and sinks in the bath. The building has forced hot air by gas. Windows are primed wood windows with insulation glass and insert screens. Roof consists of asphalt shingles over one-half inch plywood sheathing on trusses.

Building 4, Phase IV of Main Street Professional Condominiums consists of six (6) Units which are shown on the above-referred-to plan, to be recorded herewith, containing the number of stories as specified in the description of the Units as set forth in Paragraph 2 hereof, said building and the Units of Phase IV are generally described as one two-story building consisting of wood-frame construction separated by double wood-frame partitions on a concrete slab, with vinyl siding exterior. Interior partitions are wood studs with one-half inch drywall. The building has PVC soil pipes, cast iron water pipes, china water closets and sinks in the bath. The building has forced hot air by gas. Windows are primed wood windows with insulation glass and insert screens. Roof consists of asphalt shingles over one-half inch plywood sheathing on trusses.

2. Description of Units and the Boundaries: The designation of each Unit of Phase III and Phase IV of the Condominium, its location, approximate area, immediate common areas to which it has access, and the proportionate interest of each Unit in Phase III and Phase IV in the common areas and facilities, are set forth in Exhibit C annexed hereto. The layout of the Units are shown on plan entitled, "1501 Main Street Professional Office Condominium, 1501 Main St., Tewksbury, Mass.," (4 sheets), measured 6/12/86, Prepared by Paul L. Davies, Registered Architect, Westford, Mass., to be recorded herewith. Each Unit Owner may use the Common Areas and Facilities in accordance with their intended purposes without being deemed thereby to be hindering or encroaching upon the lawful rights of other Unit Owners.

All other provisions of the said Master Deed, as Amended by Amendment to Master Deed to Create Phase II, and the Declaration of Trust of the Main Street

Professional Condominium Trust shall remain in full force and effect without further change, amendment or modification at this time.

Executed as a sealed instrument this 23rd day of July, 1986.

R. K. AHERN CO., INC.

By: _____
Robert K. Ahern, President

By: _____
Roland A. Couillard, Jr., Treasurer

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

July 23, 1986

Then personally appeared the above-named, Robert K. Ahern, president as aforesaid, and Roland A. Couillard, Jr., Treasurer as aforesaid, and acknowledged the foregoing instrument to be the free act and deed of R. K. Ahern Co., Inc., before me,

Notary Public

My Commission Expires:

EXHIBIT C

PROPORTIONATE INTEREST IN
COMMON AREAS AND FACILITIES
FOR PHASE III AND PHASE IV

COMMON AREAS

APPROXIMATE
SQUARE FEET

LOCATION

DESCRIPTION
OF UNIT

6.16%

Front hall, foyer
adjacent land,
walls, driveway,
parking lot

1010

Phase I

1

7.70%

"

1214

"

2

2.59%

"

517

"

3

2.59%

"

521

"

4

2.59%

"

501

"

5

3.24%

"

733

"

6

3.08%

"

447

Phase II

7

2.08%

"

447

"

7A

7.70%

"

1230

"

8

2.59%

"

524

"

9

2.59%

"

508

"

10

2.59%

"

491

"

11

3.24%

"

726

"

12

6.16%

"

995

Phase III

13

7.70%

"

1180

"

14

2.35%

"

505

"

15

2.43%

"

506

"

16

2.43%

"

488

"

17

EXHIBIT C CONTINUED

DESCRIPTION OF UNIT	LOCATION	APPROXIMATE SQUARE FEET	COMMON AREAS	PROPORTIONATE INTEREST IN COMMON AREAS AND FACILITIES FOR PHASE III AND PHASE IV
18	Phase III	736	Front hall, foyer adjacent land, walls, driveway, parking lot	3.65%
19	Phase IV	1020	"	6.16%
20	"	1185	"	7.70%
21	"	508	"	2.59%
22	"	506	"	2.59%
23	"	491	"	2.59%
24	"	721	"	3.91%

INTEREST IN COMMON AREAS AND FACILITIES SUBJECT TO REDUCTION AS EACH PHASE IS IMPLEMENTED.

MAIN STREET PROFESSIONAL CONDOMINIUMS

AMENDMENT TO MASTER DEED
TO CREATE PHASE V, VI, VII AND VIII

R. K. Ahern Co., Inc., Grantor under the Main Street Professional Condominiums Master Deed dated November 23, 1981, duly recorded in Middlesex North District Registry of Deeds, Book 2511, Page 420; as amended by Amendment to Master Deed to Create Phase II, Building 2, dated September 10, 1985, duly recorded in said Registry, Book 3174, Page 172; and as further amended by Amendment to Master Deed to Create Phase III and Phase IV, dated July 23, 1986, duly recorded in said Registry, Book 3610, Page 16; does hereby create Phase V, Phase VI, Phase VII, and Phase VIII of said Condominium.

1. Description of Building, Phase V. Building 5, Phase V of Main Street Professional Condominiums consists of eight (8) Units in one (1) building, as shown on the site plan referred to in EXHIBIT A attached hereto and made a part hereof. The description of the Building of Phase V is as per EXHIBIT B attached hereto and made a part hereof.

2. Description of the Units, Phase V. The designation of each of the Units of Phase V, the location, approximate area, common area to which each Unit has access, and the proportionate interest of each Unit in the Common Areas and Facilities are set forth in EXHIBIT C attached hereto and made a part hereof. The Units are shown and laid out on the master floor plans of the Condominium, Phase V, as referred to in EXHIBIT C and recorded herewith, which plans contain the certificate required by Massachusetts General Laws, Chapter 183A, Section 8, Paragraph (f). Each Unit Owner may use the common areas and facilities in accordance with their intended use, without being deemed thereby to be hindering or encroaching upon the lawful rights of other Unit Owners, excepting those areas as may be designated as limited common areas on said plans, which areas shall be reserved for the exclusive right to use by the Unit to which such area is so designated on the plans. Except as to those Common Elements for which exclusive rights and easements in favor of certain Units are created by this Master Deed, each Unit Owner shall have the right to use the Common Elements including the roads, paths, parking areas and walks on which his Unit abuts, in common with all others entitled thereto as provided in the By-Laws of the Declaration of Trust Establishing Main Street Professional Condominium Trust dated November 23, 1981, duly recorded in said Registry, Book 2511, Page 432. The boundaries of each of the Units of Phase V are the same as in accordance with the Master Deed, Section 3, last paragraph.

MAIN STREET PROFESSIONAL CONDOMINIUMS

AMENDMENT TO MASTER DEED
TO CREATE PHASE III AND PHASE IV

R. K. Ahern Co., Inc., being the Grantor under Main Street Professional Condominiums Master Deed dated November 23, 1981, and recorded with Middlesex North District Registry of Deeds, Book 2511, Page 420, as amended by Amendment to Master Deed to Create Phase II, Building 2, dated September 10, 1985, duly recorded in said Registry of Deeds, Book 3174, Page 172, does hereby create Phase III and Phase IV.

1. Description of Buildings: Building 3, Phase III of Main Street Professional Condominiums consists of six (6) Units which are shown on the site plan entitled, "As-Built Plan of Main Street Professional Center in Tewksbury, Middlesex County, Mass.; Phase 3 and 4 Business Condominiums belonging to: R. K. Ahernco, Inc., Surveyed by: Gabor Szava-Kovats, R.L.S., 262 Mammoth Road, Lowell, Mass.; Scale: 1" = 40'; Date: July 23, 1986," which plan is to be recorded herewith, containing the number of stories as specified in the description of the Units as set forth in Paragraph 2 hereof, said building and Units of Phase III being generally described as one two-story building consisting of wood-frame construction, separated by double wood frame partitions on a concrete slab, with a vinyl siding exterior. Interior partitions are wood studs with one-half inch drywall. The building has PVC soil pipes, cast iron water pipes, china water closets and sinks in the bath. The building has forced hot air by gas. Windows are primed wood windows with insulation glass and insert screens. Roof consists of asphalt shingles over one-half inch plywood sheathing on trusses.

Building 4, Phase IV of Main Street Professional Condominiums consists of six (6) Units which are shown on the above-referred-to plan, to be recorded herewith, containing the number of stories as specified in the description of the Units as set forth in Paragraph 2 hereof, said building and the Units of Phase IV are generally described as one two-story building consisting of wood-frame construction separated by double wood-frame partitions on a concrete slab, with vinyl siding exterior. Interior partitions are wood studs with one-half inch drywall. The building has PVC soil pipes, cast iron water pipes, china water closets and sinks in the bath. The building has forced hot air by gas. Windows are primed wood windows with insulation glass and insert screens. Roof consists of asphalt shingles over one-half inch plywood sheathing on trusses.

2. Description of Units and the Boundaries: The designation of each Unit of Phase III and Phase IV of the Condominium, its location, approximate area, immediate common areas to which it has access, and the proportionate interest of each Unit in Phase III and Phase IV in the common areas and facilities, are set forth in Exhibit C annexed hereto. The layout of the Units are shown on plan entitled, "1501 Main Street Professional Office Condominium, 1501 Main St., Tewksbury, Mass.," (4 sheets), measured 6/12/86, Prepared by Paul L. Davies, Registered Architect, Westford, Mass., to be recorded herewith. Each Unit Owner may use the Common Areas and Facilities in accordance with their intended purposes without being deemed thereby to be hindering or encroaching upon the lawful rights of other Unit Owners.

All other provisions of the said Master Deed, as Amended by Amendment to Master Deed to Create Phase II, and the Declaration of Trust of the Main Street

MAIN STREET PROFESSIONAL CONDOMINIUMS

Amendment to Master Deed
To Create Phase V, Phase VI, Phase VII, and Phase VIII

EXHIBIT C

UNIT:

PERCENTAGE INTEREST IN COMMON AREAS
AND FACILITIES:

	<u>PHASE I ONLY:</u>	<u>PHASE II ONLY:</u>	<u>PHASE III AND PHASE IV ONLY:</u>	<u>PHASE V, VI, VII AND PHASE VIII:</u>
1	25.00%	12.50%	6.16%	3.05%
2	25.00%	12.50%	7.70%	3.53%
3	12.50%	6.25%	2.59%	1.28%
4	12.50%	6.25%	2.59%	1.28%
5	12.50%	6.25%	2.59%	1.28%
6	12.50%	6.25%	3.24%	1.60%
7	--	6.25%	3.08%	1.60%
7A	--	6.25%	3.08%	1.60%
8	--	12.50%	7.70%	3.53%
9	--	6.25%	2.59%	1.28%
10	--	6.25%	2.59%	1.28%
11	--	6.25%	2.59%	1.28%
12	--	6.25%	2.59%	1.28%
13	--	6.25%	3.24%	1.60%
14	--	--	6.16%	3.05%
15	--	--	7.70%	3.53%
16	--	--	2.35%	1.28%
17	--	--	2.43%	1.28%
18	--	--	2.43%	1.28%
19	--	--	3.65%	1.60%
20	--	--	6.16%	3.05%
21	--	--	7.70%	3.53%
22	--	--	2.59%	1.28%
23	--	--	2.59%	1.28%
24	--	--	2.59%	1.28%
25	--	--	3.91%	1.60%
26	--	--	--	1.60%
27	--	--	--	1.60%
28	--	--	--	1.60%
29	--	--	--	2.34%
30	--	--	--	1.28%
31	--	--	--	1.28%
32	--	--	--	1.28%
33	--	--	--	1.60%
34	--	--	--	1.76%
35	--	--	--	1.76%
36	--	--	--	1.76%
				2.34%

Kay D. Roberts

37	---	---	---	1.28%
38	---	---	---	1.28%
39	---	---	---	1.28%
40	---	---	---	1.60%
41	---	---	---	1.76%
42	---	---	---	1.76%
43	---	---	---	1.76%
44	---	---	---	2.34%
45	---	---	---	1.28%
46	---	---	---	1.28%
47	---	---	---	1.28%
48	---	---	---	1.60%
49	---	---	---	3.53%
50	---	---	---	1.76%
51	---	---	---	2.34%
52	---	---	---	1.28%
53	---	---	---	1.28%
54	---	---	---	1.28%
55	---	---	---	1.60%

LOCATION OF UNITS:
APPROXIMATE SQUARE FOOTAGE OF UNITS
COMMON AREAS

For location and approximate square footage and common areas of Units 1 - 6, see "EXHIBIT A" of Master Deed of Main Street Professional Condominiums, duly recorded in Middlesex North District Registry of Deeds, Book 2511, Page 420.

For location and approximate square footage and common areas of Units 7 - 12, see "EXHIBIT C" of Amendment to Master Deed to Create Phase II, Building 2, duly recorded in said Registry, Book 3174, Page 172.

For location and approximate square footage and common areas of Units 13 - 24, see "EXHIBIT C" of Amendment to Master Deed to Create Phase III and PHASE IV, duly recorded in said Registry, Book 3610, Page 16.

LOCATION OF UNITS:
PHASE V, VI, VII, and VIII

The location of Units: 25, 26, 27, 28, 29, 30, 31, and 32 are in PHASE V.

The location of Units: 33, 34, 35, 36, 37, 38, 39, and 40 are in PHASE VI.

The location of Units: 41, 42, 43, 44, 45, 46, 47, and 48 are in PHASE VII

EXHIBIT A

PROPORTIONATE INTEREST IN
COMMON AREAS AND FACILITIES
IN PHASE I AND FOR ADDITIONAL
PHASES IF COMPLETED - *SEE
EXHIBIT 1A ATTACHED HERETO

DESCRIPTION OF UNIT	LOCATION	APPROXIMATE SQUARE FEET	COMMON AREAS	PERCENTAGE
1	Phase I	1010	Front hall, foyer adjacent land, walls driveway, parking lot	25.00%
2	"	1214	"	25.00%
3	"	517	"	12.50%
4	"	521	"	12.50%
5	"	501	"	12.50%
6	"	733	"	12.50%

INTEREST IN COMMON AREAS AND FACILITIES SUBJECT TO REDUCTION AS EACH PHASE IS IMPLEMENTED

EXHIBIT C

DESCRIPTION OF UNIT	LOCATION	APPROXIMATE SQUARE FEET	COMMON AREAS	PROPORTIONATE INTEREST IN COMMON AREAS AND FACILITIES IN PHASE II
1	Phase I	1010	Front hall, foyer adjacent land, walls driveway, parking lot	12.508
2	"	1214		12.508
3	"	517		6.258
4	"	521		6.258
5	"	501		6.258
6	"	733		6.258
7	Phase II	447		6.258
7A	"	447		6.258
8	"	1230		12.508
9	"	524		6.258
10	"	508		6.258
11	"	491		6.258
12	"	726	6.258	

INTEREST IN COMMON AREAS AND FACILITIES SUBJECT TO REDUCTION AS EACH PHASE IS IMPLEMENTED

MAIN STREET PROFESSIONAL CONDOMINIUMS

Amendment to Master Deed
To Create Phase V, Phase VI, Phase VII, and Phase VIII

EXHIBIT C

UNIT:

PERCENTAGE INTEREST IN COMMON AREAS
AND FACILITIES:

	<u>PHASE I ONLY:</u>	<u>PHASE II ONLY:</u>	<u>PHASE III AND PHASE IV ONLY:</u>	<u>PHASE V, VI, VII AND PHASE VIII:</u>
1	25.00%	12.50%	6.16%	3.05%
2	25.00%	12.50%	7.70%	3.53%
3	12.50%	6.25%	2.59%	1.28%
4	12.50%	6.25%	2.59%	1.28%
5	12.50%	6.25%	2.59%	1.28%
6	12.50%	6.25%	3.24%	1.60%
7	--	6.25%	3.08%	1.60%
7A	--	6.25%	3.08%	1.60%
8	--	12.50%	7.70%	3.53%
9	--	6.25%	2.59%	1.28%
10	--	6.25%	2.59%	1.28%
11	--	6.25%	2.59%	1.28%
12	--	6.25%	3.24%	1.60%
13	--	--	6.16%	3.05%
14	--	--	7.70%	3.53%
15	--	--	2.35%	1.28%
16	--	--	2.43%	1.28%
17	--	--	2.43%	1.28%
18	--	--	3.65%	1.60%
19	--	--	6.16%	3.05%
20	--	--	7.70%	3.53%
21	--	--	2.59%	1.28%
22	--	--	2.59%	1.28%
23	--	--	2.59%	1.28%
24	--	--	2.59%	1.28%
25	--	--	3.91%	1.60%
26	--	--	--	1.60%
27	--	--	--	1.60%
28	--	--	--	1.60%
29	--	--	--	2.34%
30	--	--	--	1.28%
31	--	--	--	1.28%
32	--	--	--	1.28%
33	--	--	--	1.60%
34	--	--	--	1.76%
35	--	--	--	1.76%
36	--	--	--	1.76%
				2.34%

Kays Dr Roberts

37	---	---	---	1.28%
38	---	---	---	1.28%
39	---	---	---	1.28%
40	---	---	---	1.60%
41	---	---	---	1.76%
42	---	---	---	1.76%
43	---	---	---	1.76%
44	---	---	---	2.34%
45	---	---	---	1.28%
46	---	---	---	1.28%
47	---	---	---	1.28%
48	---	---	---	1.60%
49	---	---	---	3.53%
50	---	---	---	1.76%
51	---	---	---	2.34%
52	---	---	---	1.28%
53	---	---	---	1.28%
54	---	---	---	1.28%
55	---	---	---	1.60%

LOCATION OF UNITS:
APPROXIMATE SQUARE FOOTAGE OF UNITS
COMMON AREAS

For location and approximate square footage and common areas of Units 1 - 6, see "EXHIBIT A" of Master Deed of Main Street Professional Condominiums, duly recorded in Middlesex North District Registry of Deeds, Book 2511, Page 420.

For location and approximate square footage and common areas of Units 7 - 12, see "EXHIBIT C" of Amendment to Master Deed to Create Phase II, Building 2, duly recorded in said Registry, Book 3174, Page 172.

For location and approximate square footage and common areas of Units 13 - 24, see "EXHIBIT C" of Amendment to Master Deed to Create Phase III and PHASE IV, duly recorded in said Registry, Book 3610, Page 16.

LOCATION OF UNITS:
PHASE V, VI, VII, and VIII

The location of Units: 25, 26, 27, 28, 29, 30, 31, and 32 are in PHASE V.

The location of Units: 33, 34, 35, 36, 37, 38, 39, and 40 are in PHASE VI.

The location of Units: 41, 42, 43, 44, 45, 46, 47, and 48 are in PHASE VII

EXHIBIT C

DESCRIPTION OF UNIT	LOCATION	APPROXIMATE SQUARE FEET	COMMON AREAS	PROPORTIONATE INTEREST IN COMMON AREAS AND FACILITIES IN PHASE II
1	Phase I	1010	Front hall, foyer	12.50%
2	"	1214	adjacent land, walls	12.50%
3	"	517	driveway, parking lot	6.25%
4	"	521	"	6.25%
5	"	501	"	6.25%
6	"	733	"	6.25%
7	Phase II	447	"	6.25%
7A	"	447	"	6.25%
8	"	1230	"	12.50%
9	"	524	"	6.25%
10	"	508	"	6.25%
11	"	491	"	6.25%
12	"	726	"	6.25%

INTEREST IN COMMON AREAS AND FACILITIES SUBJECT TO RELECTION AS EACH PHASE IS DEVELOPED

37155

MAIN STREET PROFESSIONAL CONDOMINIUMS
AMENDMENT TO MASTER DEED
TO CREATE PHASE II, BUILDING 2

R. K. Ahern Co., Inc., being the Grantor under Main Street Professional Condominiums Master Deed dated November 23, 1981, and recorded with Middlesex North District Registry of Deeds, Book 2511, Page 420, in accordance with the provisions of said Master Deed, hereby creates Phase II.

3/

see RE BK 150-4
see RE BK 150-5

1. Description of Building: Building 2, Phase II, of Main Street Professional Condominiums consists of seven (7) units which are shown on a plan entitled "As-Built & Phasing Plan of Land of Main St. Professional Center (sic) in Tewksbury, Mass. Drawn for Ahernco, Inc., August 1985, 1" = 40', Merrimack Engineering Services, 66 Park Street, Andover, Mass. 01810", which plan is to be recorded herewith (Exhibit B), containing the number of stories as specified in the description of the Units as set forth in Paragraph 2 hereof, said building and Units of Phase II generally described as one two story building, consisting of wood frame construction, separated by double wood frame partitions on a concrete slab, with a vinyl siding exterior. Interior partitions are wood studs with one-half inch drywall. The building has PVC soil pipes, cast iron water pipes, china water closets and sinks in the bath. The building has forced hot air by gas. Windows are primed wood windows with insulating glass and insert screens. Roof consists of asphalt shingles over one-half inch plywood sheathing on trusses.

2. Description of Units and their Boundaries: The designation of each Unit of Phase II of the Condominium, its location, approximate area, immediate common areas to which it has access, and the proportionate interest of each Unit in Phase II, in the common areas and facilities, are set forth in Exhibit C annexed hereto, on plans drawn by Paul Davies, annexed hereto as Exhibit D and entitled, "Main Street Professional Center (sic), 1501 Main Street, Tewksbury, Massachusetts". Each Unit owner may use the Common Areas and Facilities in accordance with their intended purposes without being deemed thereby to be hindering or encroaching upon the lawful rights of other Unit Owners.

All other provisions of the said Master Deed, the Declaration of Trust of the Main Street Professional Condominium Trust shall remain in full force and effect without further change, amendment or modification at this time.

Executed as a sealed instrument this tenth day of September, 1985.

R. K. AHERN CO., INC.

By Robert K. Ahern
Robert K. Ahern, President

By Roland A. Couillard, Jr.
Roland A. Couillard, Jr., Treasurer

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

September 10, 1985

Then personally appeared the above named Robert K. Ahern, President, and Roland A. Couillard, Jr., Treasurer, and acknowledged the foregoing instrument to be the free act and deed of R. K. Ahern Co., Inc., before me,


James A. Hall - Notary Public

My commission expires Nov. 22, 1985

EXHIBIT C

DESCRIPTION OF UNIT	LOCATION	APPROXIMATE SQUARE FEET	COMMON AREAS	PROPORTIONATE INTEREST IN COMMON AREAS AND FACILITIES IN PHASE II
1	Phase I	1010	Front hall, foyer adjacent land, walls driveway, parking lot	12.508
2	"	1214		12.508
3	"	517		6.258
4	"	521		6.258
5	"	501		6.258
6	"	733		6.258
7	Phase II	447		6.258
7A	"	447		6.258
8	"	1230		12.508
9	"	524		6.258
10	"	508		6.258
11	"	491		6.258
12	"	726	6.258	

INTEREST IN COMMON AREAS AND FACILITIES SUBJECT TO REDUCTION AS EACH PHASE IS IMPLEMENTED

DESCRIPTION OF UNIT	LOCATION	APPROXIMATE SQUARE FEET	COMMON AREAS	PROPORTIONATE INTEREST IN COMMON AREAS AND FACILITIES FOR PHASE III AND PHASE IV
1	Phase I	1010	Front hall, foyer adjacent land, walls, driveway, parking lot	6.16%
2	"	1214	"	7.70%
3	"	517	"	2.59%
4	"	521	"	2.59%
5	"	501	"	2.59%
6	"	733	"	3.24%
7	Phase II	447	"	3.08%
7A	"	447	"	3.08%
8	"	1230	"	7.70%
9	"	524	"	2.59%
10	"	508	"	2.59%
11	"	491	"	2.59%
12	"	726	"	3.24%
13	Phase III	995	"	6.16%
14	"	1180	"	7.70%
15	"	505	"	2.35%
16	"	506	"	2.43%
17	"	488	"	2.43%

EXHIBIT C CONTINUED

<u>DESCRIPTION OF UNIT</u>	<u>LOCATION</u>	<u>APPROXIMATE SQUARE FEET</u>	<u>COMMON AREAS</u>	<u>PROPORTIONATE INTEREST IN COMMON AREAS AND FACILITIES FOR PHASE III AND PHASE IV</u>
18	Phase III	736	Front hall, foyer adjacent land, walls, driveway, parking lot	3.65%
19	Phase IV	1020	"	6.16%
20	"	1185	"	7.70%
21	"	508	"	2.69%
22	"	506	"	2.59%
23	"	491	"	2.59%
24	"	721	"	3.91%

INTEREST IN COMMON AREAS AND FACILITIES SUBJECT TO REDUCTION AS EACH PHASE IS IMPLEMENTED.

President and Treasurer of R.K. Ahern Co., Inc., Trustee of Main Street Professional Condominium Trust, and acknowledged the foregoing instrument to be the free act and deed of R.K. Ahern Co., Inc., before me,

James A. Hall
James A. Hall, Notary Public

My commission expires: 11/22/85

Rec Nov 24 1981 12:17PM #20864

MAIN STREET PROFESSIONAL CONDOMINIUMS

Amendment to Master Deed
To Create Phase V, Phase VI, Phase VII, and Phase VIII

EXHIBIT C

UNIT:

PERCENTAGE INTEREST IN COMMON AREAS
AND FACILITIES:

	<u>PHASE I ONLY:</u>	<u>PHASE II ONLY:</u>	<u>PHASE III AND PHASE IV ONLY:</u>	<u>PHASE V, VI, VII AND PHASE VIII:</u>
1	25.00%	12.50%	6.16%	3.05%
2	25.00%	12.50%	7.70%	3.53%
3	12.50%	6.25%	2.59%	1.28%
4	12.50%	6.25%	2.59%	1.28%
5	12.50%	6.25%	2.59%	1.28%
6	12.50%	6.25%	3.24%	1.60%
7	--	6.25%	3.08%	1.60%
7A	--	6.25%	3.08%	1.60%
8	--	12.50%	7.70%	3.53%
9	--	6.25%	2.59%	1.28%
10	--	6.25%	2.59%	1.28%
11	--	6.25%	2.59%	1.28%
12	--	6.25%	3.24%	1.60%
13	--	--	6.16%	3.05%
14	--	--	7.70%	3.53%
15	--	--	2.35%	1.28%
16	--	--	2.43%	1.28%
17	--	--	2.43%	1.28%
18	--	--	3.65%	1.60%
19	--	--	6.16%	3.05%
20	--	--	7.70%	3.53%
21	--	--	2.59%	1.28%
22	--	--	2.59%	1.28%
23	--	--	2.59%	1.28%
24	--	--	3.91%	1.60%
25	--	--	--	1.60%
26	--	--	--	1.60%
27	--	--	--	1.60%
28	--	--	--	1.60%
29	--	--	--	2.34%
30	--	--	--	1.28%
31	--	--	--	1.28%
32	--	--	--	1.28%
33	--	--	--	1.60%
34	--	--	--	1.76%
35	--	--	--	1.76%
36	--	--	--	1.76%
				2.34%

Kay D. Roberts

37	--	--	--	1.28%
38	--	--	--	1.28%
39	--	--	--	1.28%
40	--	--	--	1.60%
41	--	--	--	1.76%
42	--	--	--	1.76%
43	--	--	--	1.76%
44	--	--	--	2.34%
45	--	--	--	1.28%
46	--	--	--	1.28%
47	--	--	--	1.28%
48	--	--	--	1.60%
49	--	--	--	3.53%
50	--	--	--	1.76%
51	--	--	--	2.34%
52	--	--	--	1.28%
53	--	--	--	1.28%
54	--	--	--	1.28%
55	--	--	--	1.60%

LOCATION OF UNITS:
APPROXIMATE SQUARE FOOTAGE OF UNITS
COMMON AREAS

For location and approximate square footage and common areas of Units 1 - 6, see "EXHIBIT A" of Master Deed of Main Street Professional Condominiums, duly recorded in Middlesex North District Registry of Deeds, Book 2511, Page 420.

For location and approximate square footage and common areas of Units 7 - 12, see "EXHIBIT C" of Amendment to Master Deed to Create Phase II, Building 2, duly recorded in said Registry, Book 3174, Page 172.

For location and approximate square footage and common areas of Units 13 - 24, see "EXHIBIT C" of Amendment to Master Deed to Create Phase III and PHASE IV, duly recorded in said Registry, Book 3610, Page 16.

LOCATION OF UNITS:
PHASE V, VI, VII, and VIII

The location of Units: 25, 26, 27, 28, 29, 30, 31, and 32 are in PHASE V.

The location of Units: 33, 34, 35, 36, 37, 38, 39, and 40 are in PHASE VI.

The location of Units: 41, 42, 43, 44, 45, 46, 47, and 48 are in PHASE VII