TERM SHEET

AGREEMENT BETWEEN BOSTON
REDEVELOPMENT AUTHORITY AND
THE ISLAMIC SOCIETY OF BOSTON
DATED JULY __, 2000
(THE "AGREEMENT")

Developer: THE ISLAMIC SOCIETY OF BOSTON

Areas Subject to Development: Lots 1, 2, and 3 in the Lower Roxbury neighborhood, bounded by New Dudley Street to the north, Elmwood Street on the west, and King Street on the east, as shown on the plan hereto (the "Lot Plan").

Any lot, or portion thereof, which is to be conveyed to Developer, may be referred to herein as a "Parcel."

Consideration: The parties agree that the value of the Parcels is equal to $401,187.50. Developer shall receive a credit in the amount of $43,820 for costs and expenses incurred by Developer for work performed in connection with hazardous materials on a portion of the Parcels, such costs and expenses being more specifically set forth on Schedule 1 attached hereto. Notwithstanding the foregoing, in recognition of the public benefits to be provided by Developer, as described below, the parties agree that the consideration for the Parcels shall be $175,000.00, which shall be paid by Developer to the BRA in cash at the time of Closing.

Public Benefits: Developer agrees to provide the following public benefits:

a. Enter into an agreement with the City of Boston and the George Robert White Trust for the maintenance of Play Area #4 adjacent to the Parcels for a period of ten years. The estimated present value of such maintenance for 10 years is $38,533.

b. Enter into an agreement with the City of Boston and the George Robert White Trust for the maintenance of Clarence "Jeep" Jones Park for a period of ten years. The estimated present value of such maintenance for ten years is $154,130.

c. Enter into an agreement with Roxbury Community College to offer continuing series of lectures on the various aspects of Islam. The present value of these lectures for ten years is $115,398.

d. Collaborate with Roxbury Community College on the development of a research library on Islamic Law and the history of Islam. The value of an investment to acquire 5000 titles is $80,000.

e. Assist the Roxbury Community College Foundation in its ongoing fund-raising campaign. The present value of this collaborative fundraising effort shall not be less than $77,065.

f. Enhance the urban fabric of the Lower Roxbury neighborhood through the development of the Project.

Developer's obligation to provide such public benefits shall be memorialized in a Cooperation Agreement to be entered into by the BRA and Developer at or prior to the time of Closing.

Title: The BRA shall convey to Developer good, clear, record and marketable title to each Parcel, or any portion thereof, free and clear of all easements, agreements or restrictions not approved by Developer, and free of all occupants, on a date designated in a written notice from Developer to the BRA given not less than 30 days prior to the date of such conveyance, provided that Developer shall satisfy all of the applicable conditions hereof, including making all payments required to be paid to the BRA at the time of delivery of the deed. (Developer shall have the option of requiring a 99-year ground lease from the BRA with respect to any Parcel, or portion thereof, instead of fee simple title, provided that rent shall be prepaid at the rate and on the terms that the purchase price would be payable if title were acquired.) The BRA agrees not to place any new encumbrances on the Parcels from and after the date hereof, and to promptly eliminate any existing leases or encumbrances not approved by Developer.

"As Is" Condition: Developer acknowledges and agrees that each Parcel shall be delivered to Developer in its "AS IS" condition, WITH ALL FAULTS, IF ANY, AND WITHOUT ANY WARRANTY, EXPRESS OR IMPLIED, except as otherwise set forth herein.

Development Program: Developer shall have the right and obligation to develop the Parcels subject to this Agreement as an approximately 60,000 square feet multi-functional cultural center which shall include a mosque, a community

center and a school (the "Project"). Developer's obligations hereunder shall be conditioned upon Developer receiving all permits and approvals necessary to develop the Project and securing sufficient financing for the Project. If such permits and approvals are not received or financing secured before June 30, 2002, then either party shall have the right to terminate this Agreement upon 60 days' written notice to the other, provided that in the case of the BRA's termination, such termination shall be null and void if Developer obtains all permits and approvals within sixty (60) days of BRA's notice of termination.

Actions by BRA: The BRA shall take all actions reasonably necessary to permit the Project to proceed, including issuance of an Adequacy Determination under Article 80 of the Boston Zoning Code. The BRA shall also publicly support the Project in connection with all other permits and approvals required in connection therewith.

Definitive Documentation: The BRA and Developer shall enter into a definitive agreement encompassing the terms set forth above no later than November 1, 2000.

Agreed to in principle, as of August 2000.

THE ISLAMIC SOCIETY OF BOSTON

By: _____
Yousef Abou-Allaban, MD
Project Director

By: _____
Walid Fitaihi, MD
Board of Trustees

BOSTON REDEVELOPMENT AUTHORITY

By: _____
Name: _____
Title: _____

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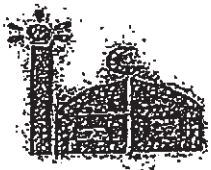
Explanation Sheet
Schedule L

Item.	Payment per year	Present Value	Explanation
2a	$5,000.00	$38,532.57	Recommendation by Mr. Robert Fleming, Executive Director, City of Boston Trust Office For the maintenance George Robert White Trust for a period of Ten years.
2b	$20,000.00	$154,130.27	Recommendation by Mr. Robert Fleming, Executive Director, City of Boston Trust office for the maintenance of Clarence "Jeep" Jones Park for a period of ten years.
2c	$15,000.00	$115597.70	Recommendation by Dr. Grace Brown, President, Roxbury Community College (RCC). Cost per degree $1400.00 to 10 new/year X 10 years.
2d		$160,000.00	10,000 books to be donated to the RCC Library, $16/book
2e	$10,000	$77,065.14	Yearly fundraising effort to support RCC

Payout-Period 10 year

All calculation estimated with a discount rate of 6.325.%

Environmental Remediation Total $43,820.00



الجمعية الإسلامية في بوسطن
Islamic Society of Boston

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