

RENT ROLL

Building 1400, One Kendall Square, Cambridge, Massachusetts · leases supplied for review

Property: Building 1400, One Kendall Square, Cambridge, Massachusetts 02139

Landlord: ARE-MA Region No. 59, LLC, a Delaware limited liability company

Rent roll date: October 1, 2018

Scope: the three laboratory and office leases supplied for review; other suites in the Building are not listed

Rentable area of Building 1400: 133,989 rentable square feet

Rentable area of the leases listed: 54,707 rentable square feet

Prepared by: Synthetic Test Property Services (fictitious landlord's agent; not the landlord or its manager)

Shiseido Americas Corporation · fourth floor and Suite 14-103

Tenant of record: Shiseido Americas Corporation, a Delaware corporation, assignee of In Vivo Therapeutics Corporation

Assignment effective: May 3, 2018, with Landlord's consent

Subtenants in occupancy: In Vivo Therapeutics Corporation (5,104 rentable square feet); Moderna Therapeutics, Inc. (5,233 rentable square feet)

Premises: fourth floor and Suite 14-103 (first floor), 26,342 rentable square feet in total

Lease expiration: October 31, 2023

Current monthly base rent: \$105,545.05 (fourth floor original and expansion space)

Base rent from November 1, 2018: \$74.00 per rentable square foot per year on 26,342 rentable square feet: \$1,949,308.00 a year, \$162,442.33 a month; 3% increases each November 1

Free rent or abatement: none; full rent payable on all of the Premises

Renewal options: one (1) five (5) year option to extend the term (Section 29.15)

Letter of credit: \$311,233.17

Expense recovery: triple net from November 1, 2018, with no base year; management fee 3% of Yearly Rent

Catabasis Pharmaceuticals, Inc. · second and third floors

Tenant: Catabasis Pharmaceuticals, Inc., a Delaware corporation

Premises: Suite B14202 on the second floor (14,817 rentable square feet) and third floor office space (4,059 rentable square feet): 18,876 rentable square feet

Lease documents: Lease of December 17, 2010 with RB Kendall Fee, LLC; First Amendment of December 21, 2011; letter of April 17, 2012; Second Amendment of July 16, 2015; Third Amendment of October 18, 2016; Fourth Amendment of August 7, 2017

Lease expiration: June 30, 2020

Current monthly base rent: \$120,153.29

Renewal options: none; no further right to extend (Fourth Amendment)

Letter of credit: \$113,098.06

Solid Biosciences, LLC · Suite 14-101

Tenant: Solid Biosciences, LLC, a Delaware limited liability company

Premises: Suite 14-101, first floor, 9,489 rentable square feet

Commencement date: February 1, 2018

Lease expiration: June 30, 2023

Current monthly base rent: \$59,306.25 (\$75.00 per rentable square foot per year)

Rent increases: 3% on each anniversary of the first day of the first full month of the Term

Free rent: none remaining at the rent roll date

Renewal options: none granted under the lease

Security deposit: \$237,225.00 letter of credit
