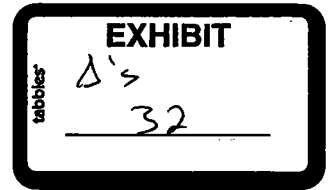


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## Allen, Richard

**From:** Don Greenough [donald.greenough@verizon.net]  
**Sent:** Wednesday, August 02, 2006 12:13 PM  
**To:** Allen, Richard  
**Subject:** Re: Little Neck, Ipswich - leases



1) As of this morning we have 23 leases, so there may be 144 tenants at will. We've received 30-35 notes from tenants with their checks explaining that, in effect, they're not signing their leases "for now" because they want to see if Mr. Gottlieb, the most aggressive leader of the tenants' group, can deliver on his promises. We have reminded those tenants that the offer to lease upon the current terms expired on August 1st.

Gottlieb is in-house counsel at John Hancock and his law degree has apparently provided credibility to his belief that the Feoffees have illegally raised the rents since 1996 and do not have the right to make the tenants pay the taxes assessed for their lots. He's promised the tenants that each of them will be entitled to receive approximately \$40,000 from the Feoffees for the overcharges. However, if Tully or O'Neal really believed that, we would have expected them to advise the tenants to tender only \$600 as rent in response to Femino's notice to quit.

The Feoffees believe that the payment of the increased rents and the taxes by a tenant constitutes an agreement to continue as a tenant at will at the higher rent. All tenants had paid their rent and taxes in full, without protest, through December 31, 2005, and there are only 11 delinquents for rent and/or taxes due through June 30, 2006.

2) I will be out of my office during the week of August 7th, so I will provide you with a quick update on Friday.

----- Original Message -----

**From:** Allen, Richard  
**To:** Don Greenough  
**Sent:** Wednesday, August 02, 2006 11:19 AM  
**Subject:** RE: Little Neck, Ipswich - leases

Thanks, Don. I will forward this to Rick. First a couple of questions:

- 1) do they really represent the owners of 141 of the residences?
- 2) could you kindly update me (by telephone or in writing) on Thursday, August 10 or thereabouts, as I will be away on vacation for two weeks beginning the evening of Friday, August 11?

Thanks.

Dick

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