

## HOST COMMUNITY AGREEMENT

This Host Community Agreement (the "HCA") is entered into by and between the Town of Needham (the "TOWN"), a municipal corporation duly organized under the laws of the Commonwealth, acting through its Board of Selectmen (the "SELECTMEN"), and TripAdvisor LLC., a Massachusetts limited liability company with a principal place of business at 141 Needham Street, Newton, MA 02464 (the "COMPANY"),

This HCA represents the understanding between the TOWN and the COMPANY (the "PARTIES") with respect to the commitments arising from the planned development of a tract of land within the New England Business Center in the Town of Needham. The tract of land (the "PROPERTY") is shown as 'Site Area' on a Plan entitled "Exclusive Use Plan – Building #3," dated March 5, 2013 and prepared by Tetra Tech. The development of the PROPERTY is the subject of a Tax Increment Financing Agreement (the "TIF AGREEMENT"), entered into contemporaneously with this HCA, intended to provide an exemption from a portion of the real property taxes owed to the TOWN for the improvements made in the planned development of the PROPERTY.

### RECITALS

WHEREAS, the COMPANY plans to transfer its operations to a six story, 287,855 gross square foot office building located on the PROPERTY, said building together with associated improvements (collectively, the "PROJECT") to be constructed by the owner thereof with contribution from the COMPANY; and

WHEREAS, the PROJECT is expected to result in an estimated capital investment of approximately \$135.2 million including \$95.6 million for construction costs and \$12.4 million for land and related costs paid for by the property owner, \$17.5 million for leasehold improvements and \$9.7 million for personal property paid for by the COMPANY; and

WHEREAS, pursuant to a vote of the members of the December 2012 Special Town Meeting, the TOWN entered into the TIF AGREEMENT, and pursuant to a vote of the members of the May 2013 Special Town Meeting, the TOWN amended the TIF AGREEMENT; and

WHEREAS, the TIF AGREEMENT is a 13-year incentive, commencing in the later of (a) Fiscal Year 2016 or (b) the Fiscal Year in which the PROJECT is placed into service (as evidenced by a certificate of occupancy), but in no event after Fiscal Year 2018, that provides for a percentage exemption from the real estate taxes applicable to incremental increase in the value of the PROPERTY due to the PROJECT, in exchange for a commitment by the COMPANY to: (1) create 250 permanent, full-time jobs on the PROPERTY; and (2) retain and relocate 450 permanent, full-time jobs to the PROPERTY; and

WHEREAS, the TOWN recognizes that this development will benefit the TOWN and its citizens through increased economic development, additional employment opportunities for residents and a strengthened local tax base; and

WHEREAS, the PARTIES agree and acknowledge that the TOWN has identified certain concerns with respect to the impact of the construction of the expanded and improved facilities on the PROPERTY, as well as their subsequent operation; and

WHEREAS, on April 2, 2013 the Town of Needham Planning Board approved the request of the property owner for a Major Project Special Permit for property located at 360 First Avenue, 410 First Avenue, 66 B Street and 37 A Street, also shown on the Needham Town Assessor's Plan No. 300 as parcels 29, 15, 16 and 28, respectively (the "MPSP"), which includes the PROPERTY; and

WHEREAS, the PARTIES intend to enter this HCA as a means of memorializing their obligations with respect to the mitigation of these impacts, as well as their intention to collaborate to the fullest extent possible to insure that the proposed expansion and improvements occur efficiently;

NOW, THEREFORE, in consideration of the mutual promises of the parties contained herein and other good and valuable consideration, the receipt of which is hereby acknowledged, the PARTIES hereby agree as set forth herein.

1. The COMPANY shall use good faith efforts to provide or make available shuttle service between the PROJECT and public transportation stations during the hours of 7:00 a.m.-9:00 a.m. and 4:00-6:00 p.m. Mondays through Fridays, through utilization of the 128 Business Council Shuttle Service or other similarly constituted service.
2. The COMPANY and TOWN shall cooperate to formulate a system of locally focused internships and scholarships for Needham residents and students of the Needham Public Schools.
3. The PARTIES recognize that the COMPANY's plans in the future may include expansion and/or improvements of the facilities on the PROPERTY beyond what is the subject of this HCA and the associated TIF AGREEMENT. The COMPANY agrees that it shall not seek additional tax increment financing for any expansion involving the building referred to as "Building 2" in the MPSP.
4. The PARTIES respectively represent and warrant that:
  - a. Each is duly organized and existing and in good standing, has the full power, authority and legal right to enter into and perform this HCA, and the execution, delivery and performance hereof and thereof (i) will not violate any judgment, order, law, bylaw or regulation, and (ii) do not conflict with, or constitute a default under, any agreement or instrument to which either is a party or by which either party may be bound or affected; and
  - b. This HCA has been duly authorized, executed and delivered; this HCA constitutes legal, valid and binding obligations of each party, enforceable in accordance with its terms; there is no action, suit or proceeding

pending or, to the knowledge of either party, threatened against or affecting either wherein an unfavorable decision, ruling or finding would materially adversely affect the performance of any obligations hereunder, except as otherwise specifically noted in this HCA.

5. All notices or requests required or permitted hereunder shall be in writing and addressed, if to the TOWN as follows:

Town Manager  
Town of Needham  
Needham Town Hall  
1471 Highland Avenue  
Needham, MA 02492

with a copy to:

David S Tobin  
Tobin & Grunebaum  
55 William St  
Wellesley, MA 02481

If to the COMPANY:

David Morris  
Senior Corporate Counsel  
TripAdvisor LLC  
141 Needham Street  
Newton, MA 02464

Each of the PARTIES shall have the right by notice to the other to designate additional persons to whom copies of notices must be sent, and to designate changes in address.

6. Failure by the COMPANY to perform its material obligations under any provision of this HCA beyond applicable notice and cure periods shall constitute a breach of the associated TIF AGREEMENT, following which the TOWN shall be entitled to pursue all remedies available to it pursuant to the TIF AGREEMENT. In addition, the TOWN shall be entitled to seek injunctive relief to cause the COMPANY to perform the COMPANY's obligations under this HCA. Such remedies shall be the TOWN's sole and exclusive remedies with respect to breaches by the COMPANY of its obligations under this HCA.
7. If and to the extent that either party is prevented from performing its obligations hereunder by an event of *force majeure*, such party shall be excused from performing hereunder and shall not be liable in damages or otherwise, and the parties instead shall negotiate in good faith with respect

to appropriate modifications to the terms hereof. For purposes of this HCA, the term *force majeure* shall mean the supervening causes described here, each of which is beyond the reasonable control of the affected party: acts of God, fire, earthquake, floods, explosion, actions of the elements, war, terrorism, riots, mob violence, a general shortage of labor, equipment, facilities, materials or supplies in the open market, failure of transportation, strikes, lockouts, actions of labor unions, condemnation, laws or orders of governmental or military authorities, or any other cause similar to the foregoing, not within the control of such party obligated to perform such obligation.

8. Failure by COMPANY to perform any term or provision of this HCA shall not constitute a default under this HCA unless COMPANY fails to commence to cure, correct or remedy such failure within thirty (30) days of the receipt of written notice of such failure from the TOWN and thereafter fails to complete such cure, correction or remedy within ninety (90) days of the receipt of such written notice, or, with respect to defaults which cannot be remedied within such ninety (90) day period, within such additional period of time as is required to reasonably remedy such default, if the COMPANY is exercising due diligence in the remedying of such default.
9. This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Massachusetts.
10. Except for the TIF AGREEMENT, this HCA sets forth the entire agreement of the PARTIES with respect to the subject matter thereto. The failure of any party to strictly enforce the provisions hereof shall not be construed as a waiver of any obligation hereunder. This HCA may be modified only in a written instrument signed by the SELECTMEN and COMPANY. This HCA shall be binding upon the PARTIES and their successors and assigns.

Executed under seal.

TRIPADVISOR LLC

By: Tyler Young 4/22/13  
Name: Tyler Young  
Title: Vice President,  
Finance + Administration

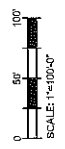
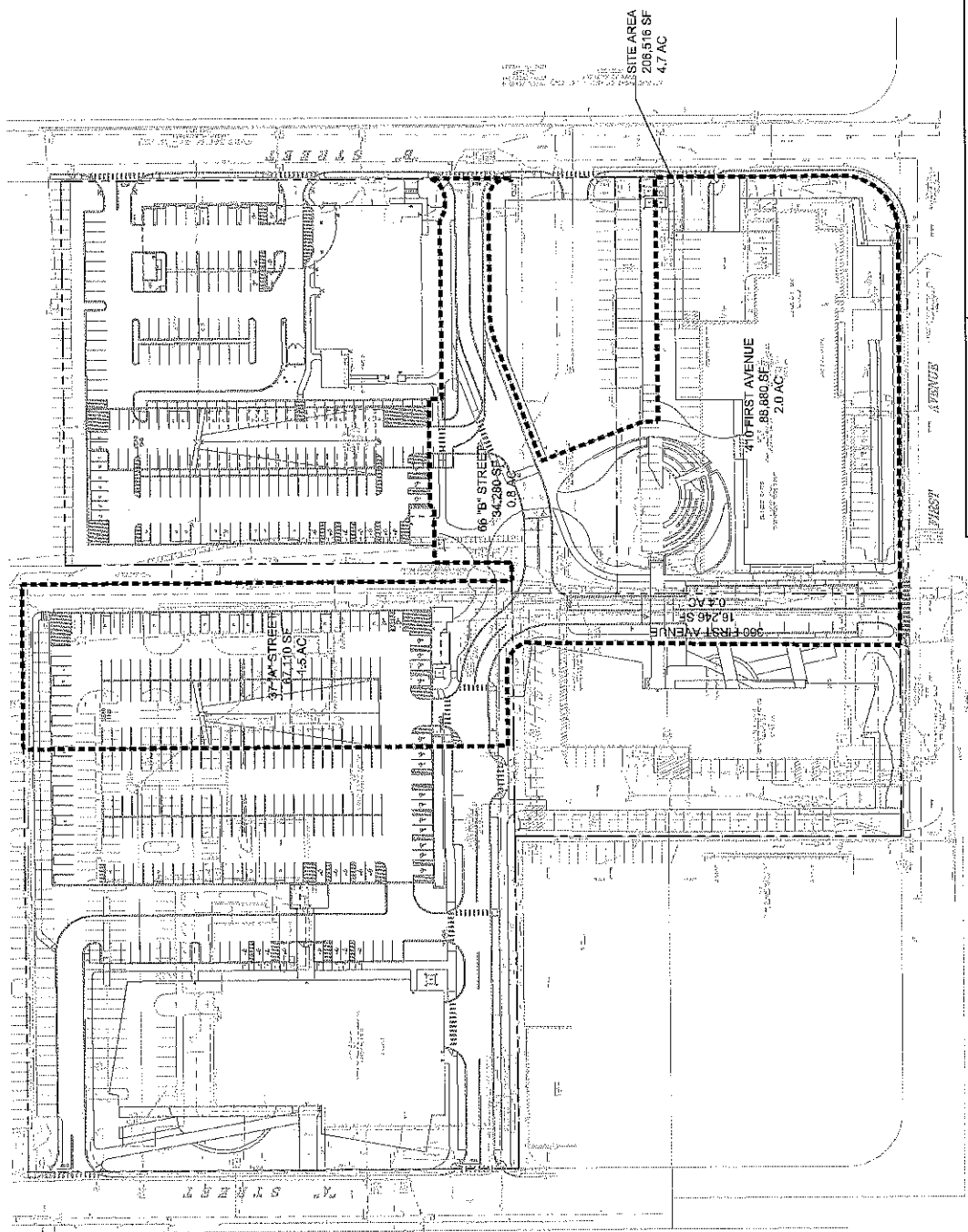
TOWN OF NEEDHAM BOARD OF SELECTMEN

By: David A. Polleri  
Town Counsel as to Form

By: M. P. [Signature]  
Its Vice-Chair VP 4-23-2013  
Hereunto duly authorized



EXHIBIT A  
EXPANSION PLAN  
For  
TRIPADVISOR



Project No.: 127-21127-2001  
 Date: 03/05/13  
 Designed By: SCY  
 FIGURE  
 1

Center 128  
 Needham, MA  
 Exclusive Use Plan  
 Building #3



www.tetratech.com  
 One Grant Street  
 Framingham, Massachusetts 01701  
 Phone: 508.852.2000 Fax: 508.852.2001

Bar Measures 1 inch