



July 8, 2020

**VIA EMAIL AND CERTIFIED MAIL**

BH '91 LLC  
The Hampshire Companies  
22 Maple Avenue  
Morristown, NJ 07960

Re: Lease dated June 15, 1987 currently by and between BH '91 LLC (“Landlord”) and The Stop & Shop Supermarket Company LLC (“Stop & Shop”), as may be amended and supplemented, the “Lease,” for premises located at 404 Springfield Avenue, Berkeley Heights, New Jersey, Store No. 0834

Dear Landlord:

Stop & Shop is extremely pleased to introduce Stop & Shop Online Pick-up, an ecommerce order/pick up service to better serve our customers at most Stop & Shop stores, including the store referenced above (the “Store”). Stop & Shop customers can now order online and pick up their orders at the store, utilizing a new, efficient ecommerce process for ordering and pick up. Store associates will place purchased items in customer vehicles.

In connection with its Stop & Shop Online Pick-up initiative, Stop & Shop intends to install the improvements at the Store shown on the attached plan (the “Plan”), for which Stop & Shop seeks Landlord’s consent.

Stop & Shop agrees to be responsible for all regulatory and governmental approvals, including without limitation zoning approvals, required in connection with the Stop & Shop Online Pick-up initiative at the Store, as well as all costs associated with the installation, repair, and maintenance of the signs shown on the Plan. Stop & Shop also agrees that the indemnity and yield up provisions of the Lease shall apply to the improvements installed by Stop & Shop in connection with this initiative.

Kindly indicate Landlord’s approval to the foregoing by countersigning this letter in the space provided below and returning the countersigned document via email to Stop & Shop’s counsel, Daniel Johnston at Sherin and Lodgen LLP. Dan’s email address is [DCJohnston@sherin.com](mailto:DCJohnston@sherin.com). Should you have any questions or require additional information regarding the Stop & Shop Online Pick-Up initiative, please feel free to telephone Dan at 617-646-2066.

Stop & Shop  
Online Pick-Up  
Store No. 0834  
Page 2

Your countersignature below will also confirm Landlord's approval which may be required by any governmental authority for purposes of Stop & Shop applying for any license, permit, approval or other permission regarding the renovation of the store and/or parking lot in accordance with the Plan.

Thank you in advance for your assistance with this Stop & Shop initiative.

THE STOP & SHOP SUPERMARKET COMPANY LLC

  
Guy Stutz / Vice President of Real Estate

ACCEPTED AND AGREED:

BH '91 LLC

By: HMC Properties, Inc., its managing member

By: 

Name: Mark S. Rosen

Title: Vice President

Date: August 5, 2020

SEE ATTACHED PLAN

