



Town of Lexington, Massachusetts

OFFICE OF SELECTMEN

DEBORAH N. MAUGER, CHAIRMAN
PETER C. J. KELLEY
NORMAN P. COHEN
HANK MANZ
JOSEPH N. PATO

May 9, 2013

TEL: (781) 862-0500 x208
FAX: (781) 863-9468

Philip Astley-Spark
President U.S.
uniQure
8 Amanda Lane
Weston, MA 02493

Dear Mr. Astley-Spark:

The Lexington Board of Selectmen recently learned from our Town Manager, Carl Valente, that uniQure is considering leasing 35,000 to 50,000 square feet at one of two potential sites on Hartwell Avenue in Lexington, Massachusetts to house approximately 100 employees for the manufacture of pharmaceuticals. The Board of Selectmen is pleased to hear of your interest in that area as we have identified the Hartwell Avenue corridor as a significant component in our plans to continue to promote economic activity in the Town.

We understand from Mr. Valente that your goal is to have a facility ready for occupancy by the first quarter of 2014, and that a consideration in your decision to locate in Lexington is the availability of State and local financial incentives. The Board of Selectmen is willing to entertain a proposal from your firm regarding such local incentives in an effort to reach agreement on terms that are mutually beneficial. Please note that the primary incentive that can be offered, tax increment financing, requires the approval of Town Meeting, our local legislative body. The Town has recently concluded its annual town meeting. As a demonstration of our interest in your proposal, however, the Board of Selectmen has tentatively scheduled a special town meeting for June 17, 2013. The Board is prepared to actively engage in discussions with uniQure over the next 45 days so that your Board of Directors can conclude its deliberations in a timely manner.

As you move toward a decision on where to locate your facility, we hope you will take the following into consideration. The Hartwell Avenue corridor is increasingly a location for biotech companies. Enclosed you will find information about the growing BioPharm cluster in Lexington that includes the Hartwell Avenue corridor as well as other areas in Town. At present, the Town is home to over 25 drug development companies with over 2800 biotech and pharmaceutical jobs. As part of the Board of Selectmen's commitment to this area, the Town will be making a variety of infrastructure improvements and amenities for employers and

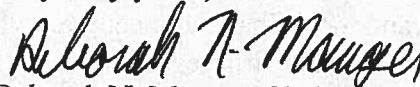
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employees located there. The Town is about to embark on engineering studies to upgrade traffic, pedestrian, and transit along the Hartwell Avenue corridor, with the implementation of these improvements scheduled to begin in the next 12-18 months. At the gateway to the area, the Town is completing new landscaping plans and branding of the district to reflect the technology and biotech nature of the many businesses located there. Finally, the Town is awaiting receipt of grant funding that will provide a direct commuter shuttle bus service from the Alewife subway station in Cambridge to the Hartwell Avenue corridor. All of these programs were developed in conjunction with the Hartwell Avenue Landlord Association, a group of major property owners that meets regularly with Town officials to identify and prioritize improvements to this important area of the Town.

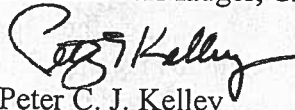
Also potentially helpful for meeting uniQure's timeline is the Town's expedited permitting process. The Lexington Development Review Team (DRT) is composed of representatives from the Town's permitting departments. DRT meets twice per month with developers and tenants in order to review proposals and provide Town input in a consolidated fashion. When a project proposal then reaches the permitting authority, staff recommendations have already been provided, allowing for prompt permit review and approval.

We look forward to working with uniQure as you move your exciting manufacturing plans forward and hope that your firm will become a member of Lexington's growing biotech community.

Very truly yours,

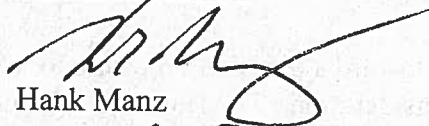


Deborah N. Mauger, Chairman



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Enclosure

cc: Economic Development Advisory Committee